



GRADY CONSULTING, L.L.C.

Registered Professional Civil Engineers & Land Surveyors

September 9, 2016

Marshfield Zoning Board
870 Moraine Street
Marshfield, MA 02050

2016 SEP -9 AM 11:17
MARSHFIELD TOWN CLERK
RECEIVED

RE: Comprehensive Permit Application – Off Ferry Street
Assessors Map G12 Block 29, Lots 02
Applicant – Peter Armstrong, Matlin LLC

Dear Board Members:

On behalf of the applicant we hereby submit the Comprehensive Permit Applications for the proposed 19 duplex buildings and 2 single family homes, and one commercial/office building. Enclosed please find the following:

1. Four copies of the Comprehensive Permit Application
 - a. Existing Conditions Report
 - b. Architectural Plans
 - c. Locus deed and plan
 - d. Tabulation of Proposed Buildings
 - e. Project Eligibility Letter
 - f. List of requested waivers
 - g. Certified abutters list
2. 10 copies of the Site Plan
3. Check for \$4,500 payable to "Town of Marshfield" (application fee, 0 lots \$500 + 40 units x \$100/unit)
4. Check for \$48.10 payable to "Town of Marshfield" (advertising fee)
5. Check for \$10,000 payable to "Town of Marshfield" (outside consultant fee)

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

Darren Grady, P.E.
Principal Engineer

Cc: Town Clerk

Peter Armstrong, Matlin LLC
P.O. Box 107
Marshfield, MA 02050

J:\2012\12-243\ZBA\zba.doc

TOWN OF MARSHFIELD

870 Moraine Street, Marshfield, MA 02050

Ph: 781-837-5557

COMPREHENSIVE PERMIT APPLICATION



Applicant / Contact Person:

Applicant's Name: Peter Armstrong, Matlin LLC

Applicant's Address: P.O. Box 107, Marshfield, MA 02050

Applicant's Phone Number: 781-710-3046 E-mail: paconstruction@verizon.net

Contact Person's Name (if other than applicant): same

Contact Person's Phone Number: _____ E-mail: _____

Owner:

(If the owner and applicant are not the same person, the following must be completed)

Owner's Name: same

Owner's Address: _____

Owner's Phone Number: _____ E-mail: _____

The owner hereby appoints _____ (name of person appointed)
to act as agent for purposes of submitting and processing this application for a comprehensive
permit.

Peter Armstrong
Owner's Signature

9/9/16
Date

The applicant/owner hereby certifies that he/she/it qualifies as an entity to file for a
comprehensive permit as set forth under 760 CMR 30.02.

Peter Armstrong
Applicant's Owner's Signature

9/9/16
Date

TOWN OF MARSHFIELD

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COMPREHENSIVE PERMIT APPLICATION
CONTINUED



Subsidy Program:

Preliminary Approval of the application has been obtained under the following subsidy program:
MassHousing (Project Eligibility letter dated May 19, 2016 is attached)

A copy of the preliminary site approval or project eligibility letter must be provided with application.

Title / Control of the Property:

The owner's title to the land that is the subject of this application is derived from (choose)
deed/will/certificate/other of Peter Armstrong, dated 11/3/2005,
And recorded in the Plymouth County Registry of Deeds, Book 31665, page 346-347.

A copy of the deed, certificate, or other proof of ownership shall be provided with application.

If the property is subject to a purchase and sales agreement or option for purposes of gaining
control of the property, please indicate the date when control of property is expected and indicate
above the derivation of title. Date when control is expected: n/a.

A copy of evidence showing control of the property to be developed must be provided with this application.

Plan of Land:

Title of Plan: Site Plan, Ferry Street, Marshfield, Massachusetts

Drawn by: Grady Consulting LLC

P.E. / Surveyor's Name: Darren Grady, P.E. Registration No. 40715

Date of Plan: October 1, 2015

Unit Plan(s):

Title of Plan(s) Plymouth, ADA Ranch, Waterville, Colonial

Drawn by: KBS Builders, Inc.

Architect's Name: _____ Registration No. _____

Date of Plan(s): 4/3/15

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COMPREHENSIVE PERMIT APPLICATION
CONTINUED



Assessors' / Zoning Information:

The land shown on the plan is located on Map G12 Block 29 Lot 02 of the Assessors' records and has an address of Ferry Street Rear.

The land is located in the R-1, WRPD Zoning District, and in the Zone X Flood Zone. The FEMA Flood Zone and Elevation is: n/a.

For this Zoning District, requirements are:

Minimum lot area: 43,560 s.f Minimum Frontage: 125 ft Minimum lot width: 125 ft
Minimum Setback, Front: 40 ft Side: 20 ft Rear: 40 ft
Maximum Building Height: 35 ft Maximum Floor Area Ratio % n/a

Proposal:

(please answer all that apply)

1. Name of Proposal Bridle Path Village

2: The housing / ownership type is:

(check one) Fee Simple Condominium Rental x

(Check one or more) Detached Attached Single Unit x
Triplex x Multi-family x

3. The plan shows land consisting of 435,600 acres.

4. a. The density of the proposal is 4 units per acre.

b. The total impervious surface proposed is 19 %.

c. The number of housing units proposed includes: 10 affordable 30 market rate.

d. # of 1-bedroom units: 28 # of 2-bedroom units: 8 # of 3-bedroom units 4

e. Price of the units will be: \$ * for affordable \$ ** for market rate

5. a. Each affordable unit is subject to the attached restriction to ensure long-term affordability

(Attach all deed or other restrictions that will be used to ensure continued affordability)

b. Provide information about the affordable housing lottery process to be used:

(Attach a separate sheet with specific information on how lottery will work and how it will undertaken)

6. If the plan includes a subdivision, please provide the information on the following pages:

Page 3 of 6

*Affordable monthly rents: 1br \$1,036, 2br \$1,246, 3br \$1,429

**Market rate montly rents: 1br \$1,295, 2br \$1,550, 3br \$1,700

TOWN OF MARSHFIELD

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COMPREHENSIVE PERMIT APPLICATION
CONTINUED



Site Information:

a. The plan shows the division of n/a acres of land into _____ lots, intended for building thereon, numbered _____ and _____ parcels not intended for building thereon.

b. The plan shows the following *existing* ways that are being proposed as frontage:

Way #1: n/a, frontage for lot(s) _____

Way #2: _____, frontage for lot(s) _____

Way #3: _____, Frontage for lot(s) _____

c. The plan shows the following *proposed* ways that are being constructed to provide lot frontage

Way #1: n/a, frontage for lot(s) _____

Way #2: _____, frontage for lot(s) _____

Way #3: _____, Frontage for lot(s) _____

d. Is there any grading or fill needed or removed for the project? If so, approximately how much:

425,000 cubic yards to be added / removed (circle one)

e. Is the Property located in the WRPD? x yes _____ no

f. Attach documentation showing all wetland resources, waterbodies, bogs, vernal pools, NHESP mapped habitat or other hydrologic features.

7. Waiver of Local Requirements:

The applicant requests waiver(s) of the following local requirements (*please add additional pages if necessary*):

a. ZONING BYLAWS (*specify section and give brief description of waiver sought*)

Section: _____ Description See attached list of waivers

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

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COMPREHENSIVE PERMIT APPLICATION
CONTINUED

b. SUB-DIVISION RULES & REGULATIONS *(specify section & give description of waiver sought)*

Section: _____ Description n/a - subdivision of land is not proposed

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

c. WETLAND REGULATIONS *(specify section and give brief description of waiver sought)*

Section: _____ Description n/a - wetlands do not exist on the site

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

d. GENERAL BYLAWS *(specify section and give brief description of waiver sought)*

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

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COMPREHENSIVE PERMIT APPLICATION
CONTINUED

e. OTHER (specify bylaw, rule or regulation to be waived, provide section and give brief description of waiver)

Title of Local Requirement:

Section: _____ Description: _____

Title of Local Requirement:

Section: _____ Description: _____

Title of Local Requirement:

Section: _____ Description: _____

8. The land shown on the plan: includes wetlands _____ does not include wetlands ^x _____

If there are wetlands, a separate application must be made to the Conservation Commission.

9. A list of abutters / parties in interest, certified by the Town Assessor is attached.

A copy of the application and plan(s) must be filed with the Town Clerk's Office

Received by Town Clerk:

Signature of Town Clerk

Date

I hereby certify that the application and all plans and other information required by the ZBA rules and regulation have been filed with the Zoning Board of Appeals together with a fee of \$ _____, on this _____ day of _____, 20 ____.

Signature of applicant or owner's representative

Date

Received by the Zoning Board of Appeals Representative:

Signature of Representative

Date

AFFORDABLE HOUSING FEE SCHEDULE FOR
COMPREHENSIVE PERMITS (40B)
(BASED ON PLANNING BOARD FEE SCHEDULE)

DEFINITIVE SUBDIVISION:	ADMINISTRATIVE FEE
0 – 10 LOTS	\$500 + \$100 PER UNIT
11 -20 LOTS	\$700 + \$100 PER UNIT
21 – 30 LOTS	\$900 + \$100 PER UNIT
31 + LOTS	\$1,200 + \$100 PER UNIT
	OTHER FEES / ASSOCIATED COSTS
ADVERTISING:	\$48.10
OUTSIDE CONSULTANTS	\$10,000*

*Upon submission of the 40B application, the applicant is shall submit the Administrative Fees and Advertising costs, as well as provide funds of \$10,000 for the Town's use of outside consultants. The applicants shall replenish the funds to \$10,000 when notified by the Town that the balance has fallen to 50% or below of the initial Consultant Fee. Any unused monies at the completion of said project (including accrued interest, if any) shall be repaid to the applicant and a final report of said account shall be made available to the applicant.

(M.G.L. Ch. 44, § 53G)

Effective March 8, 2016.

TABULATION OF BUILDINGS

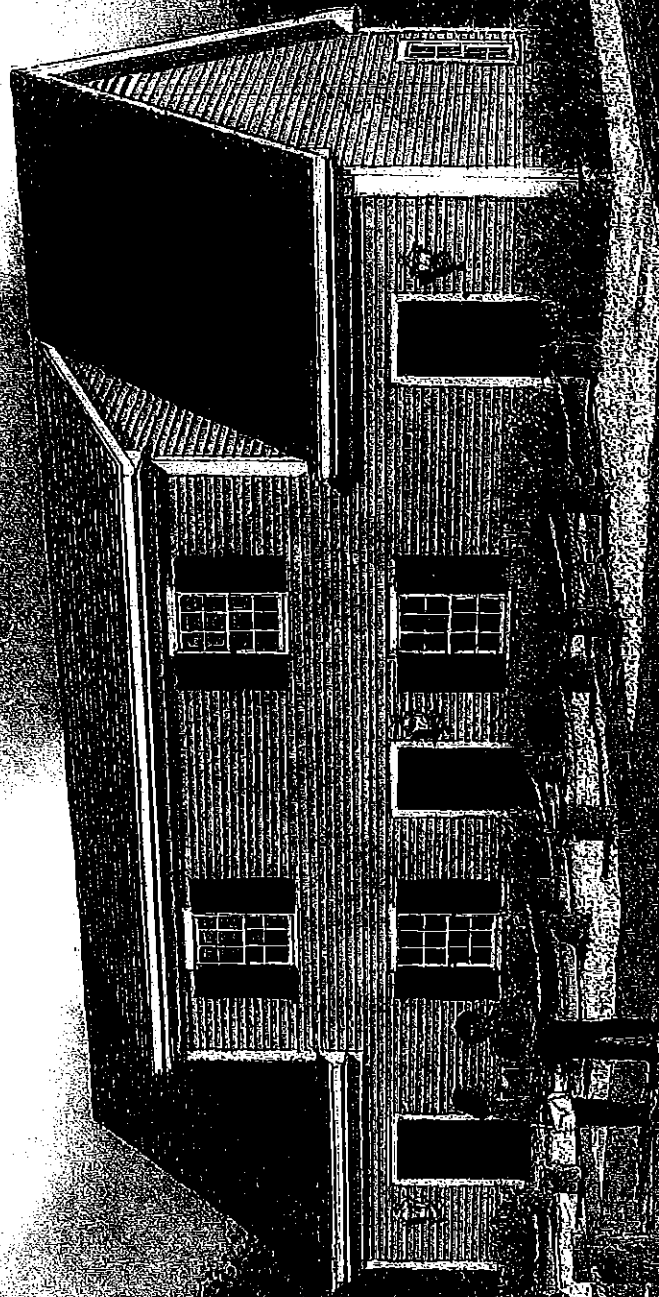
(by type, size, # of Bedrooms, floor area, ground coverage)
Summary of tract to be occupied by buildings, by parking, paved vehicular areas, open areas

Building Use	Building #	Building Name	Building Type	Bedrooms	Total Bedrooms	Number of Stories	Floor Area (sf)	Ground Coverage (sf)
Rental Housing								
	1	ADA Ranch	Single Family	3BR	3	1	1476	1040
	2	ADA Ranch	Single Family	2BR	2	1	764	1040
	3	ADA Ranch	Duplex	1BR, 1BR	2	2	716	1288
	4	Plymouth	Duplex	2BR, 2BR	4	2	1528	1100
	5	Colonial	Duplex	1BR, 1BR	2	2	716	660
	6	Colonial	Duplex	1BR, 1BR	2	2	716	660
	7	Colonial	Duplex	1BR, 1BR	2	2	716	660
	8	Plymouth	Duplex	2BR, 2BR	4	2	1528	1100
	9	Plymouth	Duplex	2BR, 2BR	4	2	1528	1100
	10	Colonial	Duplex	1BR, 1BR	2	2	716	660
	11	Colonial	Duplex	3BR, 2BR	5	2	2240	1144
	12	Colonial	Duplex	1BR, 1BR	2	2	716	660
	13	Colonial	Duplex	1BR, 1BR	2	2	716	660
	14	Plymouth	Duplex	2BR, 2BR	4	2	1528	1100
	15	Colonial	Duplex	1BR, 1BR	2	2	716	660
	16	Colonial	Duplex	1BR, 1BR	2	2	716	660
	17	Plymouth	Duplex	2BR, 2BR	4	2	1528	1100
	18	Colonial	Duplex	1BR, 1BR	2	2	716	660
	19	Colonial	Duplex	1BR, 1BR	2	2	716	660
	20	Waterville	Duplex	3BR, 3BR	6	2	2952	1144
	21	Colonial	Duplex	1BR, 1BR	2	2	716	660
Rental Housing Subtotals				60			23664	18416
Office/Warehouse								
Rental Housing + Office/Warehouse Totals				60				20216

SUMMARY OF SITE COVERAGE

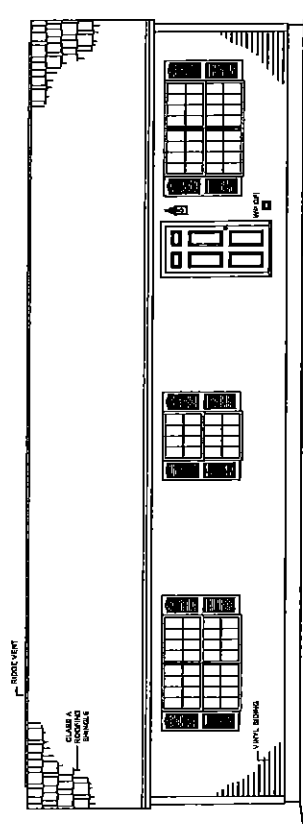
Buildings	20216	4.6%
Parking and Paved Surfaces	64464	14.8%
Open Space	350920	80.6%

Note: All Gross Square Feet estimates are estimates and based on preliminary plans

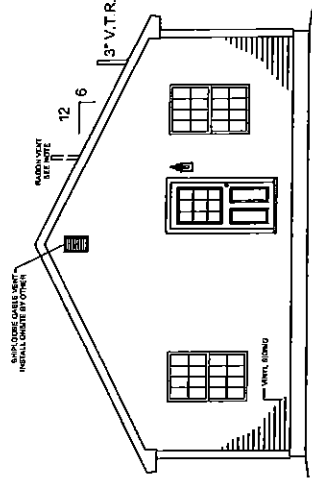


RADON VENT NOTE:

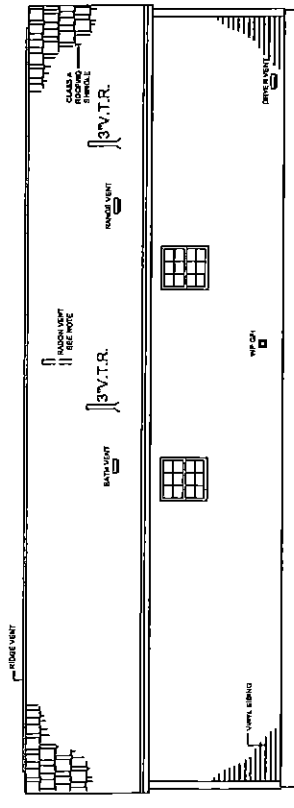
3" pipe to go thru the floors and stubbed into the attic and capped.
Builder to increase attic stub to 24" on-site or run through roof to exterior if required by local codes. Pipe is tested in the factory and labeled below 1st floor as being for future radon use.
An electrical circuit terminates in the attic in an approved box by the vent pipe for a future Depressurization System.



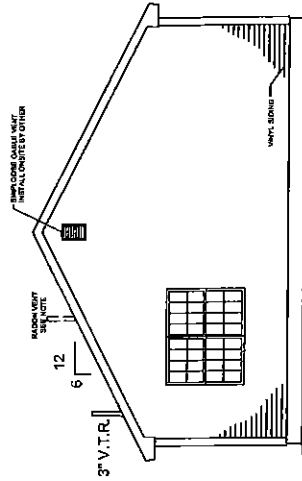
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ON-SITE BY OTHER.

Armstrong (Ranch)

Marshfield, MA
30# GSL, 110 MPH WIND

KB Realty Trust

431 Salem Street
Medford, MA 02155

ADA-Ranch

FILE NAME: Q-16-0236-JML
SERIAL #:

EXTERIOR ELEVATIONS

SHEET # P2a
SCALE: 1/8" = 1'-0"
DWN BY: RLT
DATE: 09/06/16

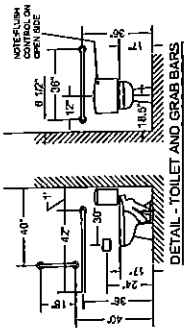
REVISIONS



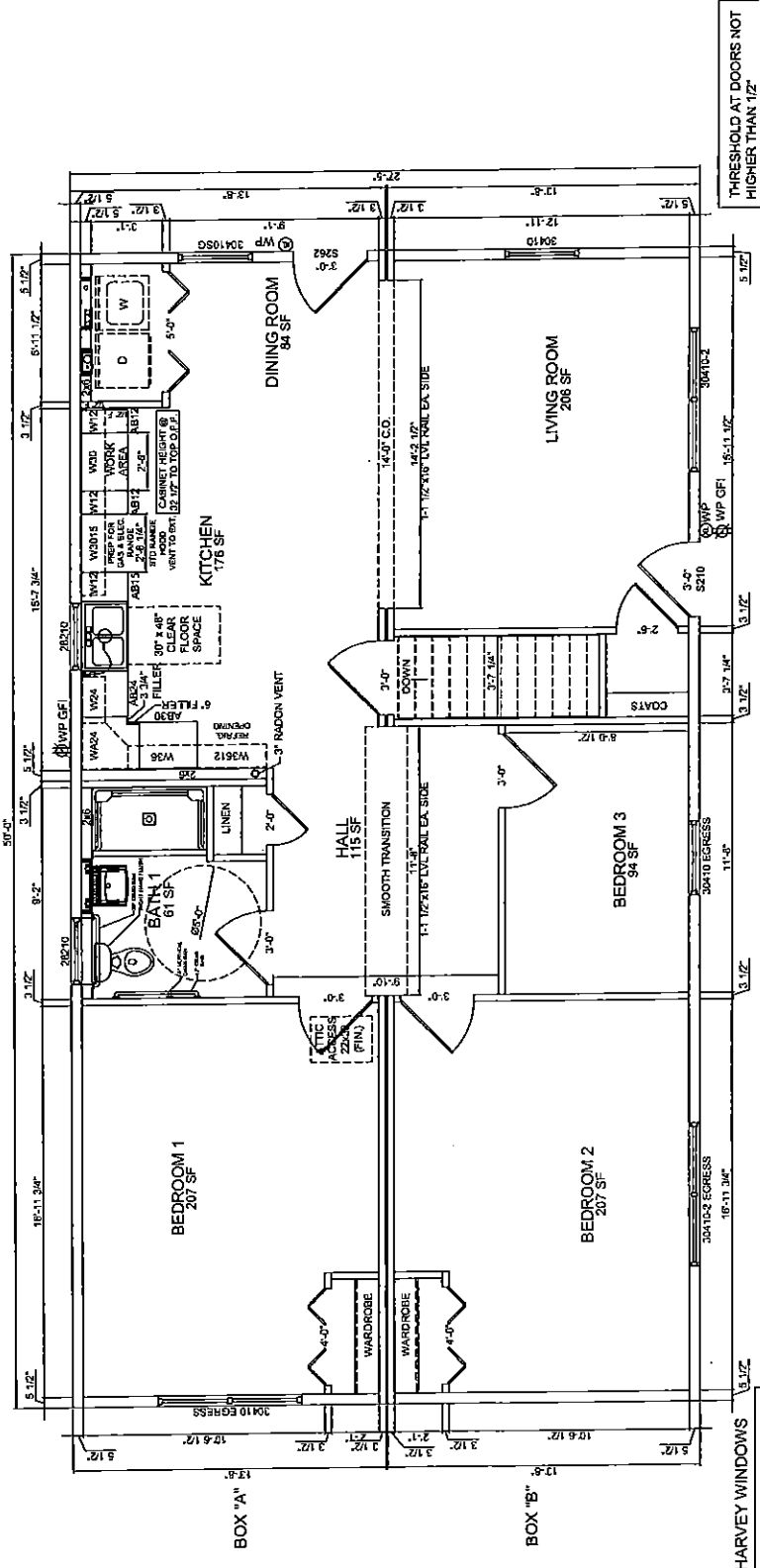
KBS BUILDERS, INC.

300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223

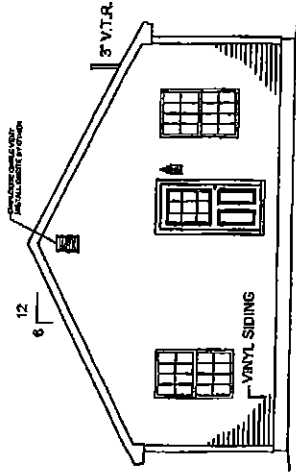
1. ALL SMOKE DETECTORS TO BE BIRK ELECTRONICS NO. 1003. TO HAVE STROBE AND ALARM TONE.
2. DOOR BELL TO HAVE STROBE AND HORN. (PRODUCT NUMBER TO BE VERIFIED)
3. FRONT DOOR MUST HAVE A REEF HOLE 48" A.F.F. NORMAL HEIGHT AND AT ACCESSIBLE REACH.
4. ALL APPLIANCES TO BE WITHIN ACCESSIBLE REACH.
5. RANGE HOOD TO BE ON A SWITCH.
6. ALL CLOTHES RODS OR RACKS TO BE A MAXIMUM OF 54" O.C.F. FOR A SIDE APPROACH.
8. 35" TO TOP OF ELECTRICAL SWITCH.
9. ALL DOORS HANDLES TO BE LEVER TYPE.
10. PIPE PROTECTORS BELOW KITCHEN AND BATH SINKS BY KES.



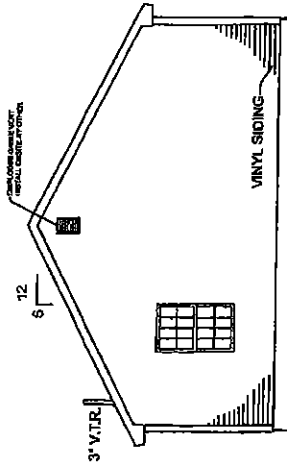
HIGH WIND DESIGN
REQUIRED
NOT FOR CONSTRUCTION
PRELIMINARY
FOR REVIEW ONLY



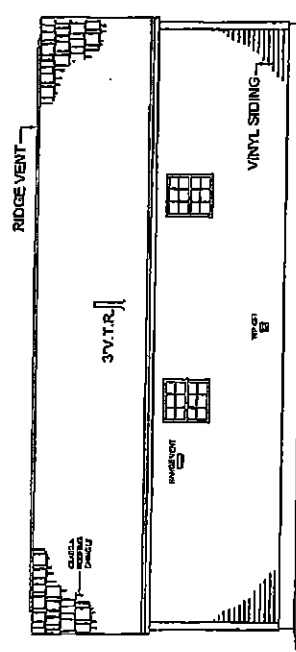
Armstrong (Ranch) Marshfield, MA 30# GSL, 110 MPH WIND	KB Realty Trust 431 Salem Street Medford, MA 02155	ADA-Ranch FILE NAME: Q-16-0236-JML SERIAL #:	1st FLOOR PLAN SHEET # P3 SCALE: 3/16" = 1'-0" DWN BY: RLT DATE: 09/06/16	REVISIONS	KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223
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RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

NOTE:
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<p>DATE: _____</p>	<p>FILE NAME: _____ SERIAL #: _____</p>	<p>ADA-Ranch</p>	<p>EXTERIOR ELEVATIONS SHEET # P2a SCALE: 1/8" = 1'-0" OWN BY: KBS DATE: _____</p>	<p>REVISIONS</p>	<p>KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARS, ME 04281 PHONE 207-739-2400 FAX: 207-739-2223</p>	<p>KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARS, ME 04281 PHONE 207-739-2400 FAX: 207-739-2223</p>
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ADA 2BR - Single Family

- [illegible]

8'-0" CEILINGS



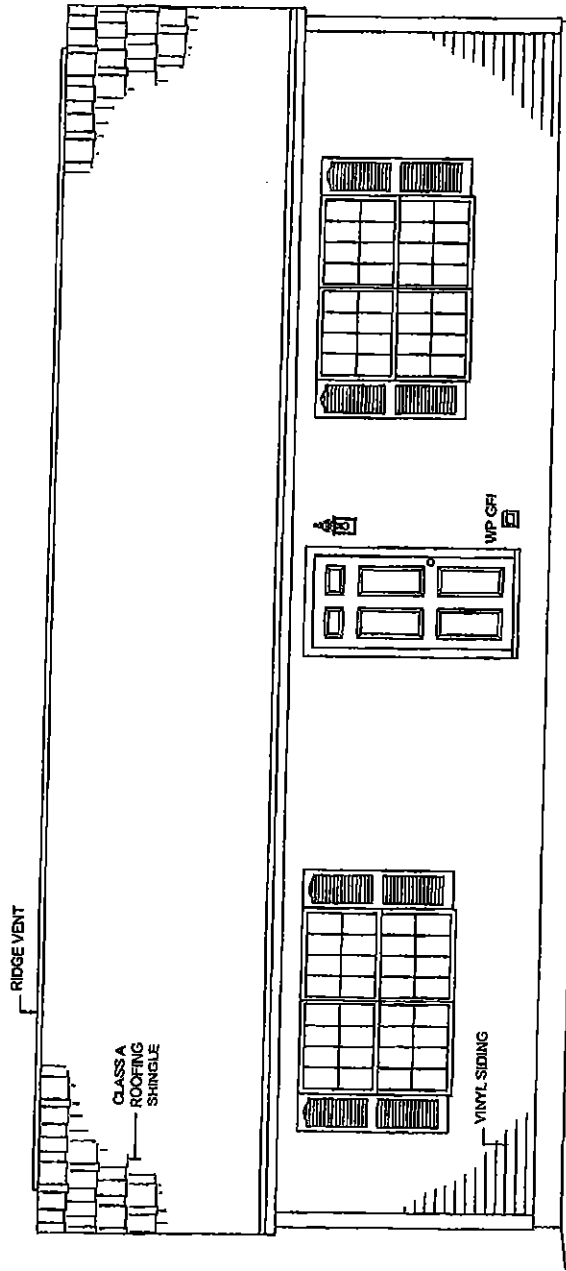
1st FLOOR PLAN

SHEET #
SCALE:
OWN BY:
DATE:

REVISIONS

KBS BUILDERS, INC.

300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223

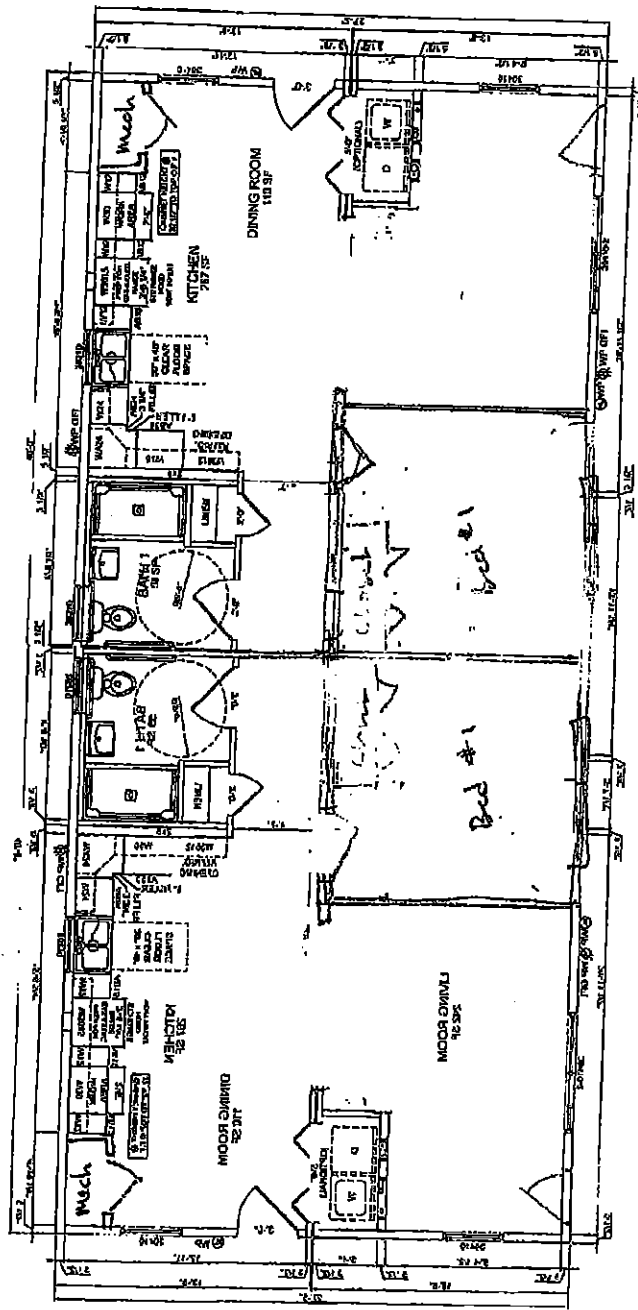


FRONT ELEVATION

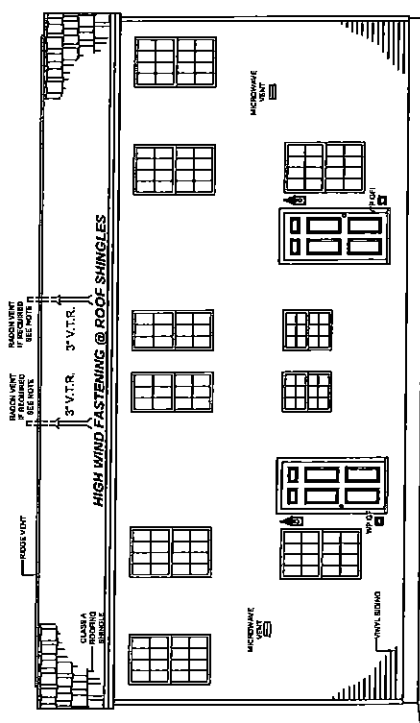
NOTE:
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 REPRESENTATION ONLY. REFER TO WORK
 ORDER FORM FOR DETAILED INFORMATION.
 - EXTERIOR STEPS, RAILINGS & LANDINGS
 ON-SITE BY OTHER.

ADA-Ranch FILE NAME: SERIAL #:		FRONT ELEVATION SHEET # P2 SCALE: 1/4" = 1'-0" DWN BY: KBS DATE:		REVISIONS		KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223

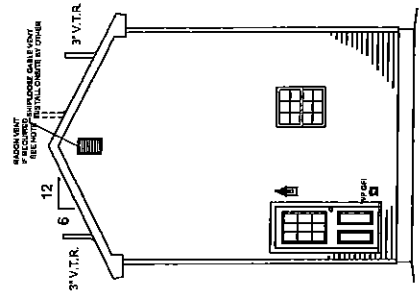
ADA Duplex 13R



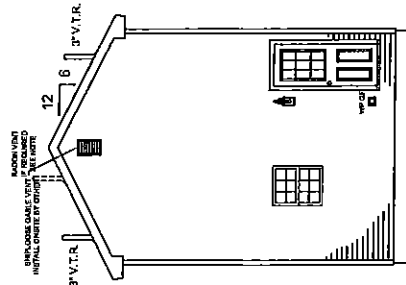
ADA Duplex 1BR



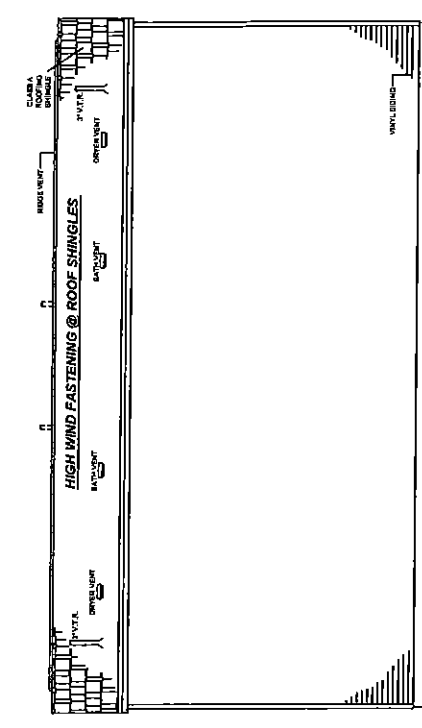
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

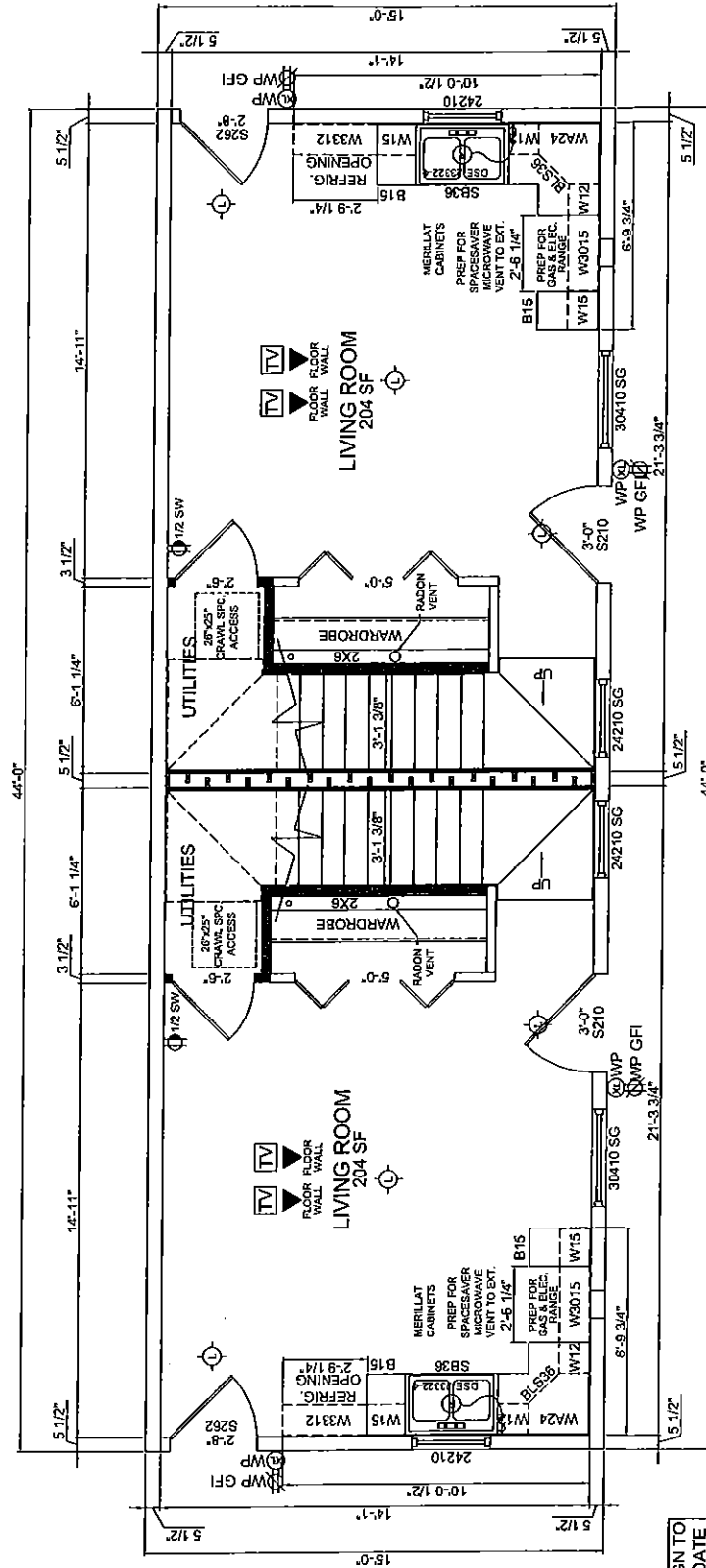


REAR ELEVATION

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Armstrong Marshfield MA 30# GSS / 110 MPH WIND	KB Realty Trust 431 Salem St Medford MA 02155-3337	COLONIAL FILE NAME: Q-15-0068-JML SERIAL #:	EXTERIOR ELEVATIONS SHEET # P2a SCALE: 1/8" = 1'-0" DWN BY: BDC DATE: 04/03/15	REVISIONS		KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223
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Duplex - 1B1K



BRACE FRAME DESIGN TO
BE DONE @ LATER DATE

ALL WINDOW PROTECTION
FOR WIND BORNE DEBRIS
TO BE PROVIDED ON SITE
BY OTHERS

HARVEY WINDOWS

8'-0" CEILINGS

Armstrong
Marshfield MA
30# GSL / 110 MPH WIND

KB Realty Trust
431 Salem St
Medford MA 02155-3337

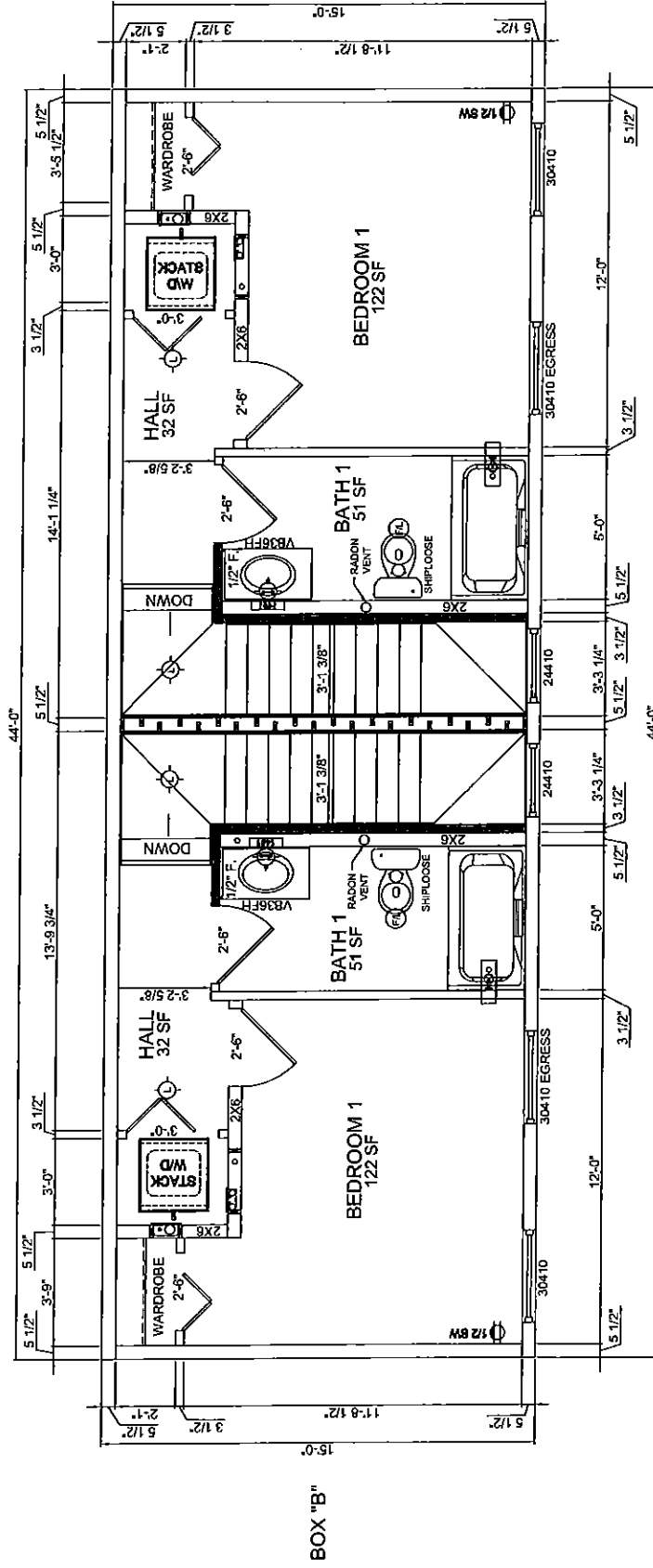
COLONIAL
FILE NAME: Q-15-0068-JML
SERIAL #:

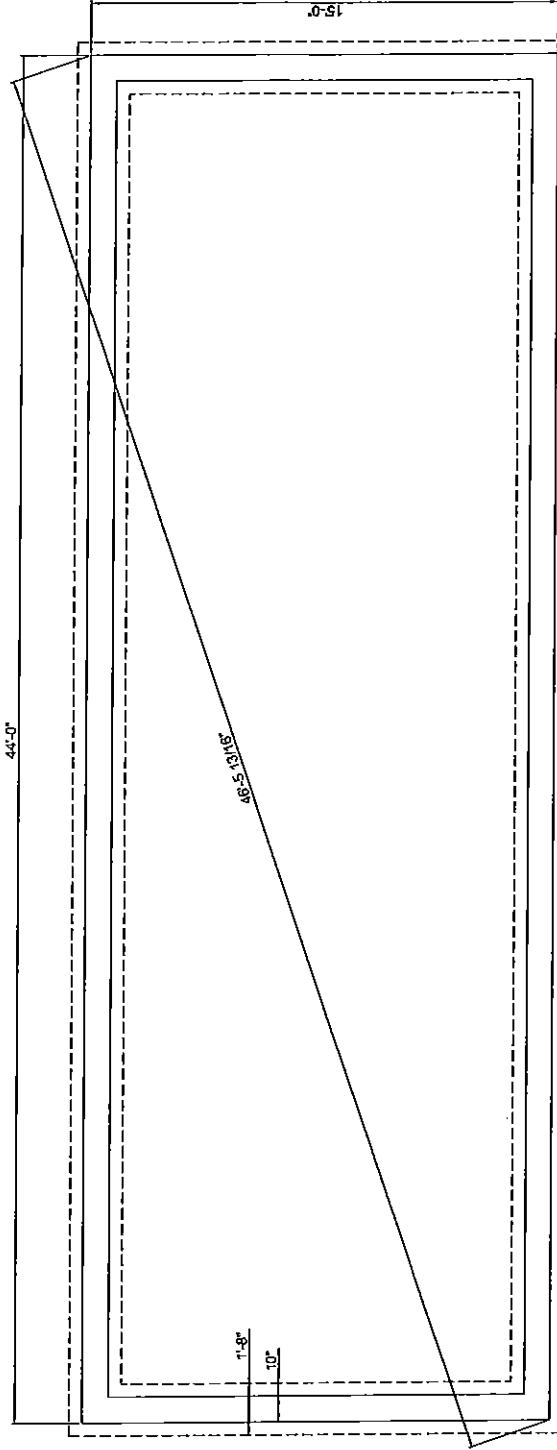
1st FLOOR PLAN
SHEET # P3
SCALE: 1/4" = 1'-0"
DWN BY: BDC
DATE: 04/03/15

REVISIONS



KBS BUILDERS, INC.
300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223





KBS IS ONLY RESPONSIBLE FOR THE MODULAR
STRUCTURE. THE FOUNDATION SHOWN IS
GENERIC AND THE ACTUAL PLAN OF THE
FOUNDATION IS THE RESPONSIBILITY OF THE
MASSACHUSETTS LCS.

FOUNDATION NOTES:
1.) LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL APPROVAL
2.) STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES NOT BY KBS
3.) BULKHEAD AND SUMP SIZE AND LOCATION PER SITE CONDITIONS NOT BY KBS
4.) THE BUILDER SHALL SUPPLY & INSTALL TO THE FRAME DIMENSIONS OF THE HOUSE ALL SITE SILLS & SILL SEALER
SECURE AND LEVEL BEFORE THE MODULAR AND PANELIZED PORTIONS FOR SET BY KBS

Armstrong
Marshfield MA
30# GSL / 110 MPH WIND

KB Realty Trust
431 Salem St
Medford MA 02155-3337

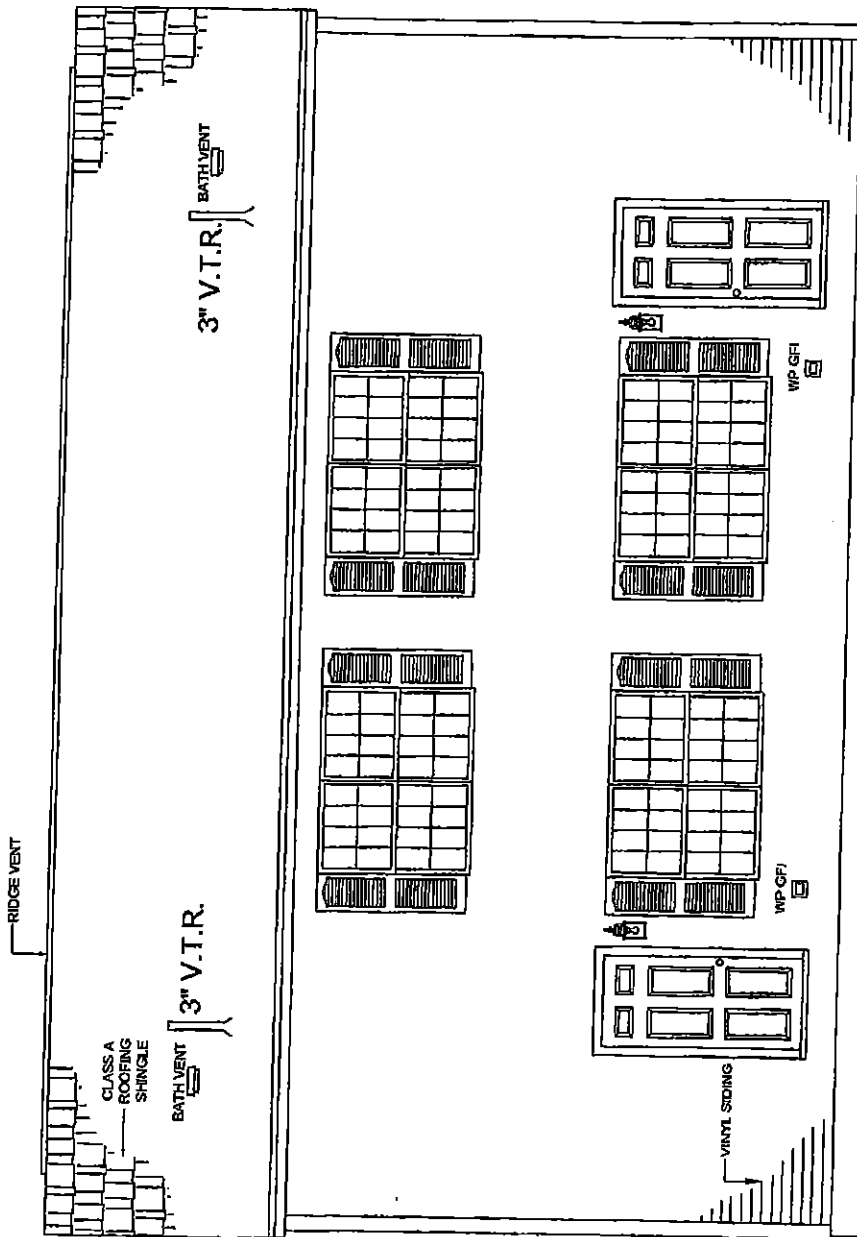
COLONIAL
FILE NAME: Q-15-0068-JML
SERIAL #:

FOUNDATION LAYOUT
SHEET # P19a
SCALE: 1/4" = 1'-0"
DWN BY: BDC
DATE: 04/03/15

REVISIONS



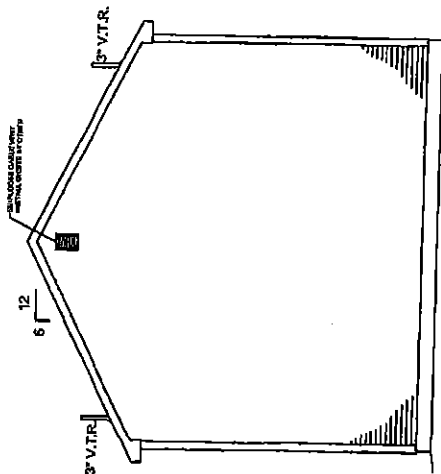
KBS BUILDERS, INC.
300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2723



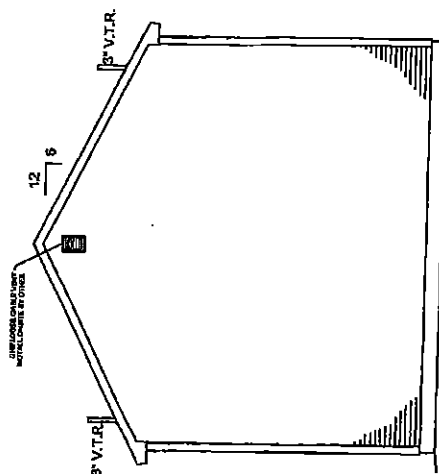
FRONT ELEVATION

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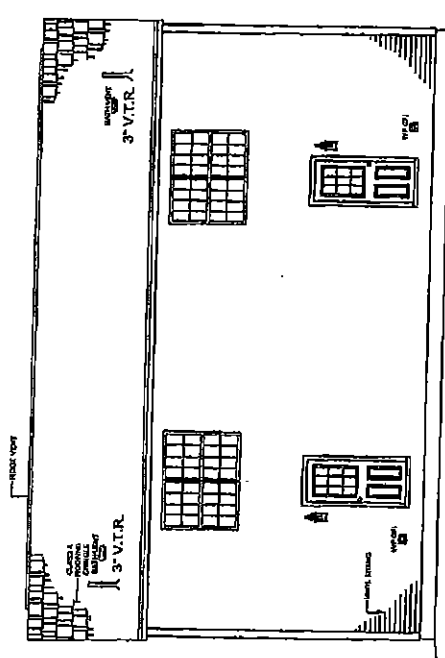
Duplex 2B/C	PROJECT Plymouth	FRONT ELEVATION SHEET # P2 SCALE: 1/4" = 1'-0" DWN BY: KBS DATE:	REVISIONS		KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARIS, ME 04281 PHONE 207-739-2400 FAX 207-739-2223
	FILE NAME: SERIAL #				



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS

SHEET # P29
 SCALE: 1/8" = 1'-0"
 DRAWN BY: KBS
 DATE:

Plymouth

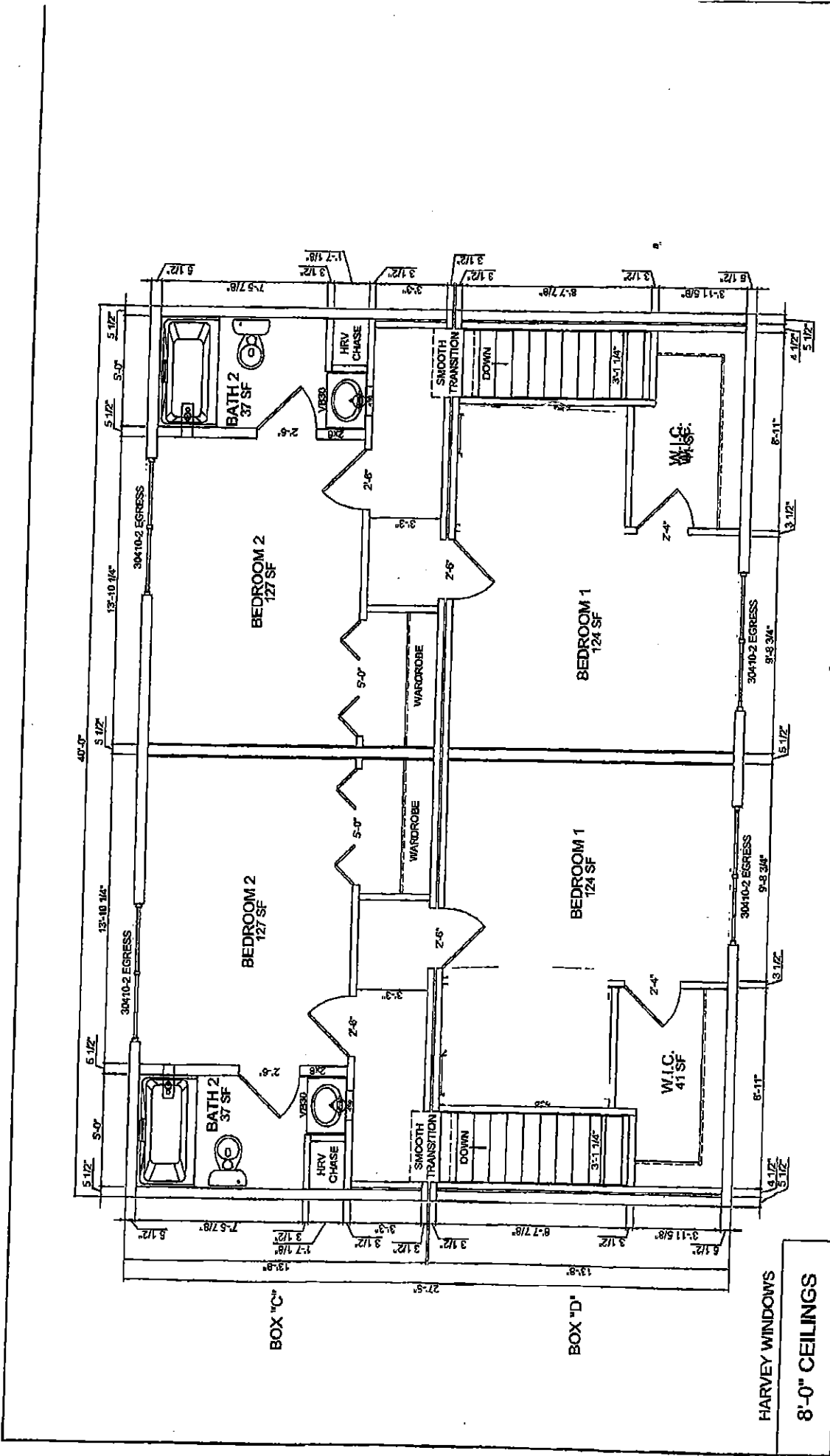
FILE NAME:
 SERIAL #:

REVISIONS



KBS BUILDERS, INC.

300 PARK STREET, SOUTH PARIS, ME 04281
 PHONE: 207-739-2400 FAX: 207-739-2723



KBS BUILDERS, INC.

300 PARK STREET, SOUTH PARIS, ME 04281
PHONE 207-739-2400 FAX 207-739-2223



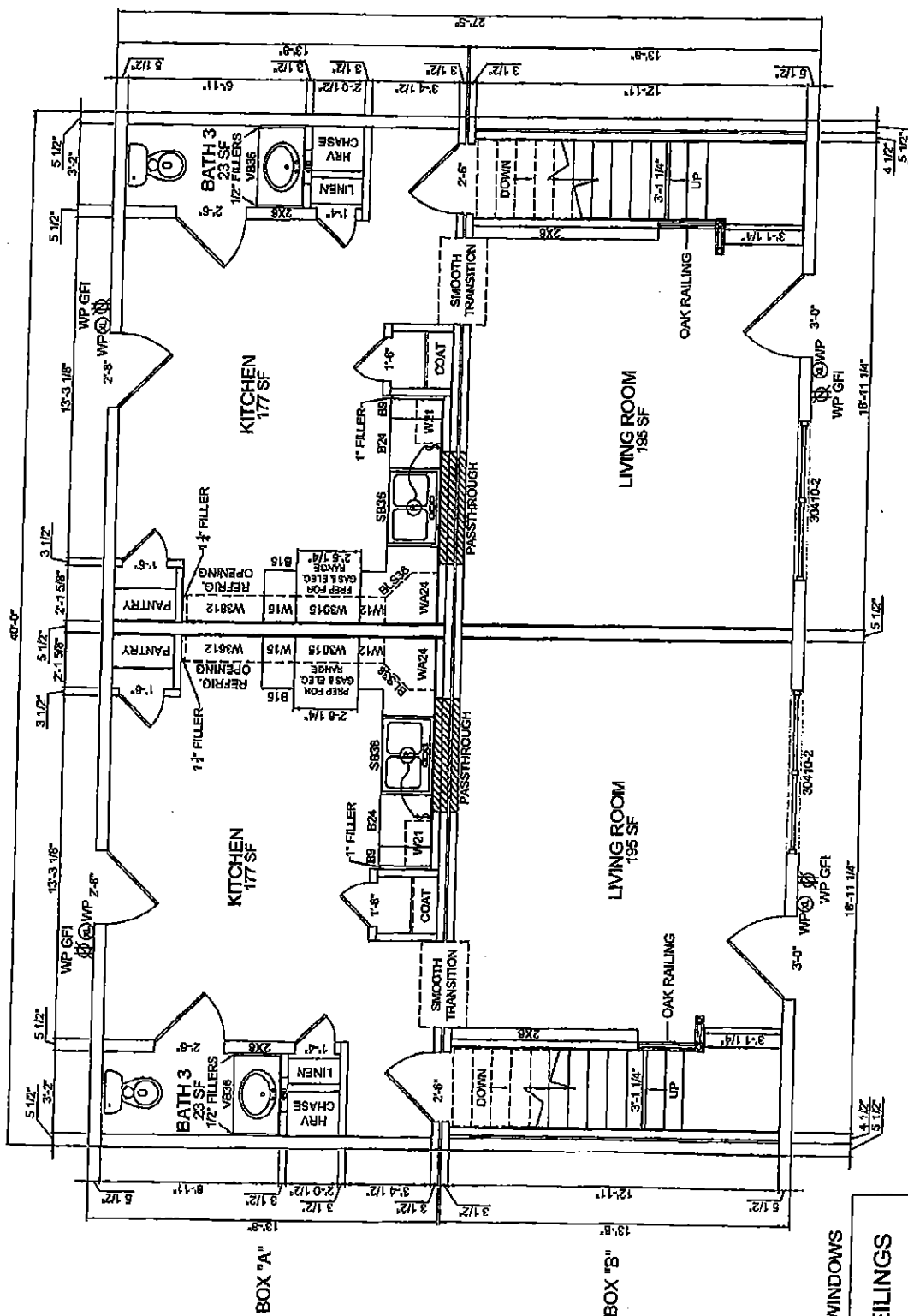
REVISIONS

2nd FLOOR PLAN

SHEET # P4
SCALE: 1/4" = 1'-0"
DOWN BY: KBS
DATE:

Plymouth

FILE NAME:
SERIAL #:



HARVEY WINDOWS

8'-0" CEILINGS

Plymouth

FILE NAME:
SERIAL #:

1st FLOOR PLAN

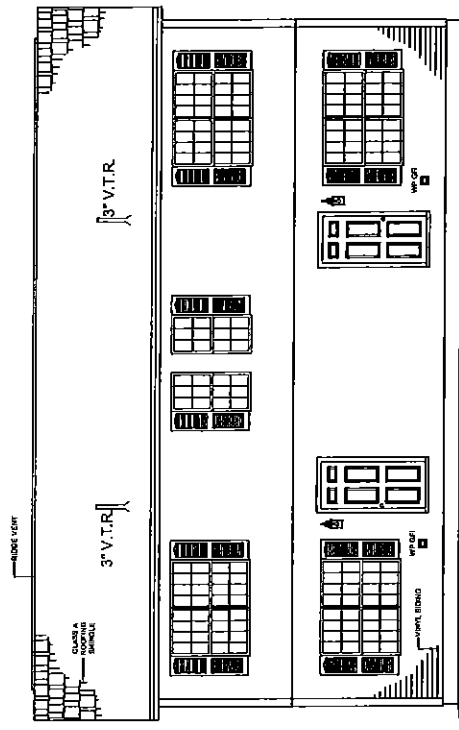
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DATE:

REVISIONS

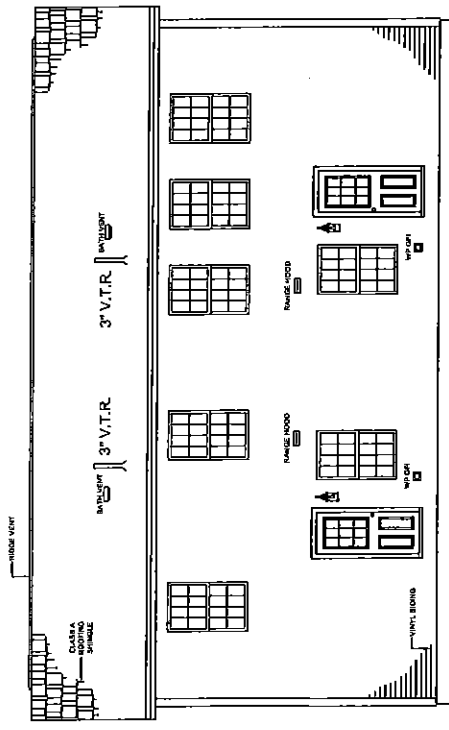


KBS BUILDERS, INC.

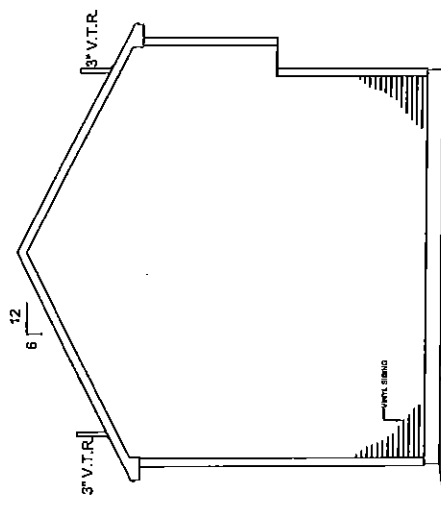
300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223



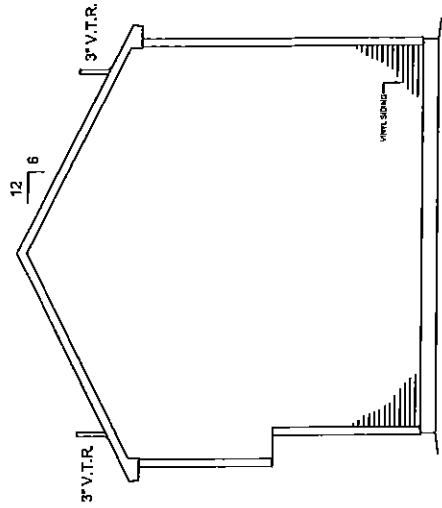
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



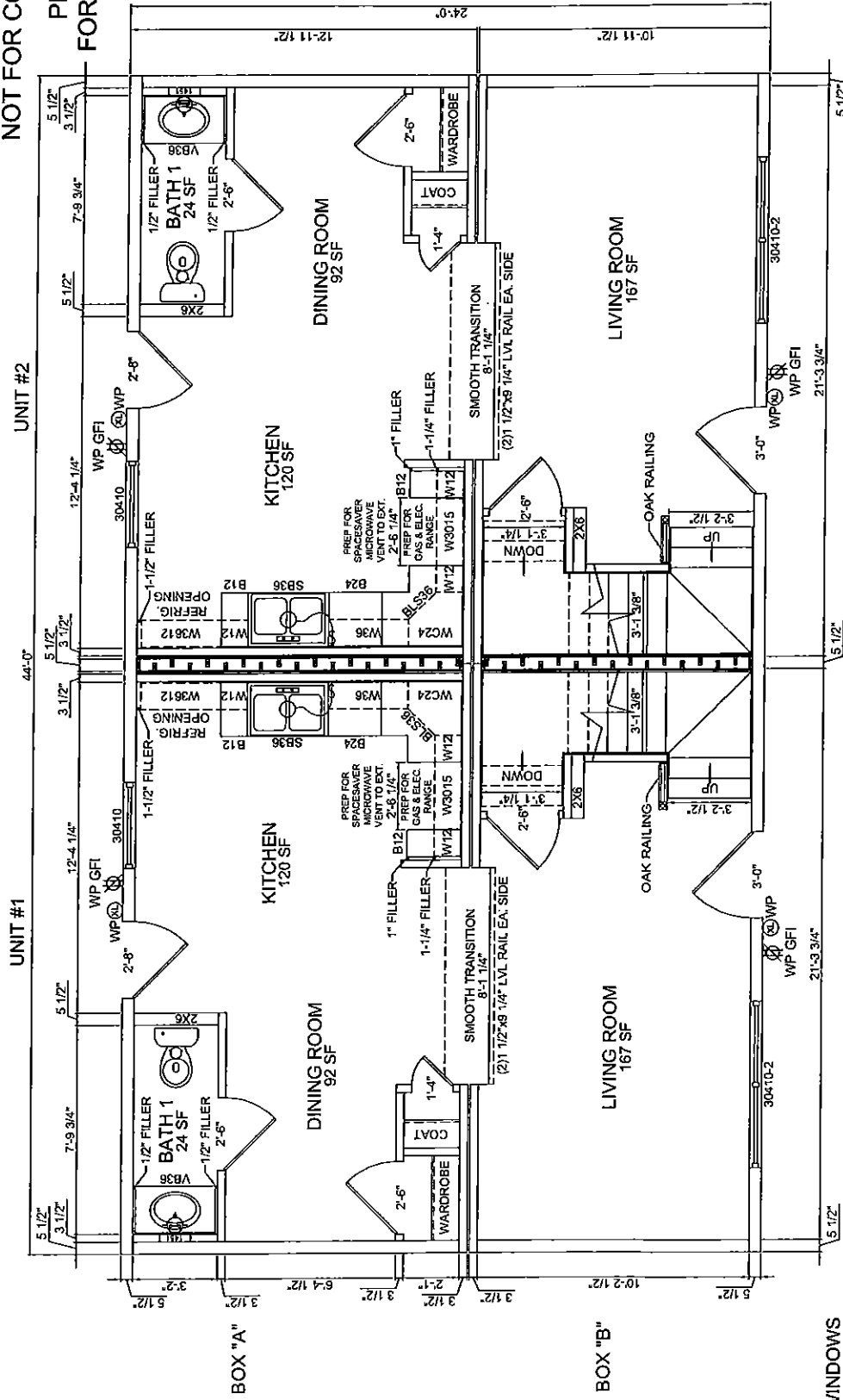
RIGHT ELEVATION

NOTE:
 - ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FOR DETAILED INFORMATION.
 - EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY OTHER.

Armstrong (Colonial) Marshfield, MA 30# GSL, 110 MPH WIND	KB Realty Trust 431 Salem Street Medford, MA 02155	Colonial FILE NAME: Q-16-0237-JML SERIAL #:	EXTERIOR ELEVATIONS SHEET # P23 SCALE: 1/8" = 1'-0" DWN BY: RLT DATE: 09/06/16	REVISIONS		KBS BUILDERS, INC. 300 PARK STREET, SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223
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Duplex 2 BR 13 BR

PRELIMINARY
FOR REVIEW ONLY



8'-0" CEILINGS

Armstrong (Colonial)
Marshfield, MA
30# GSL, 110 MPH WIND

KB Realty Trust
431 Salem Street
Medford, MA 02155

HOUSE TYPE: **Colonial**
FILE NAME:
SERIAL #:

1st FLOOR PLAN

REVISIONS



KBS BUILDERS, INC.

300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223

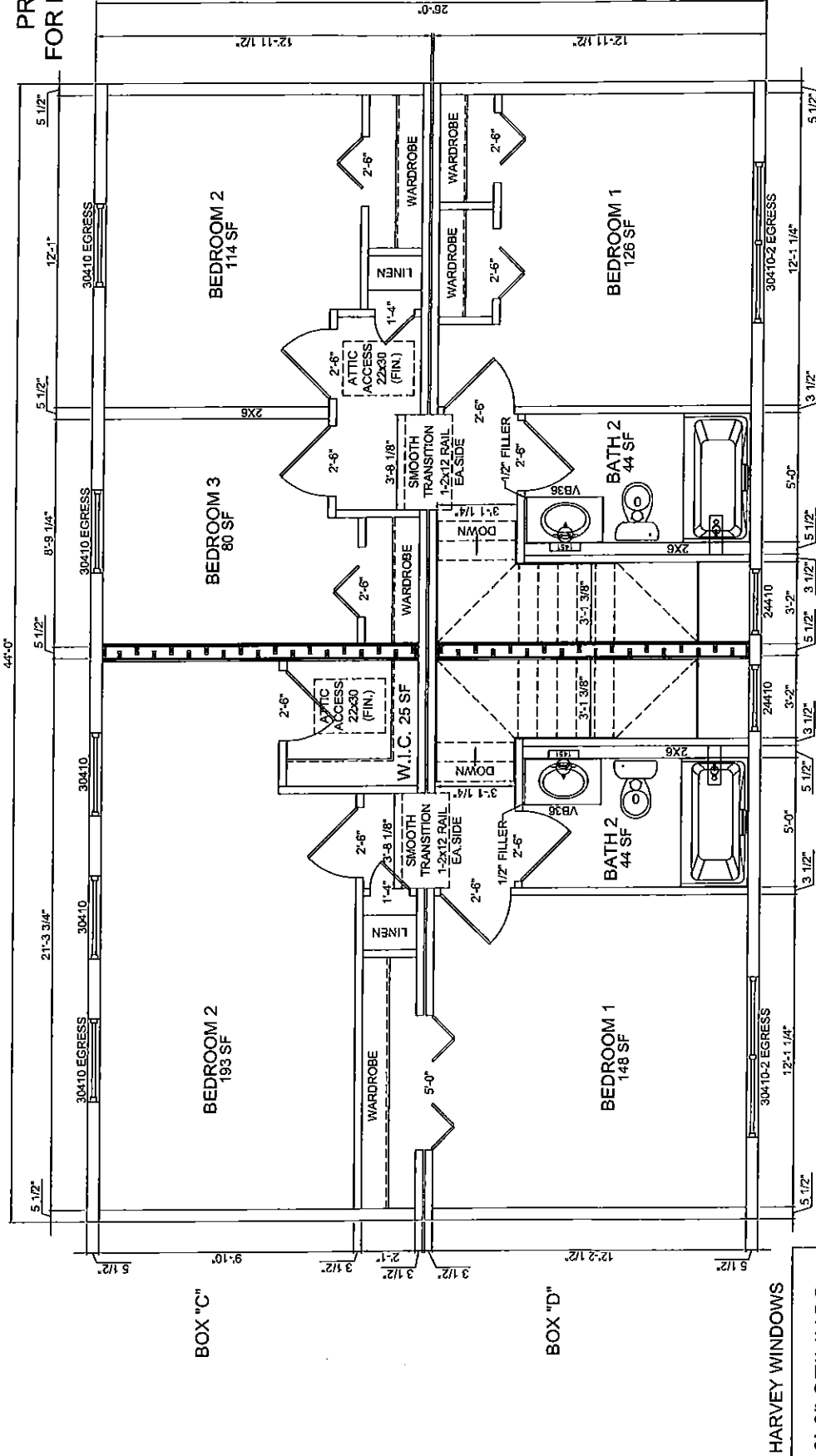
HIGH WIND DESIGN
REQUIRED

NOT FOR CONSTRUCTION

PRELIMINARY
FOR REVIEW ONLY

UNIT #2

UNIT #1



HARVEY WINDOWS

8'-0" CEILINGS

Armstrong (Colonial)
Marshfield, MA
30# GSL, 110 MPH WIND

KB Realty Trust
431 Salem Street
Medford, MA 02155

Colonial

FILE NAME: Q-16-0237-JML
SERIAL #:

2nd FLOOR PLAN

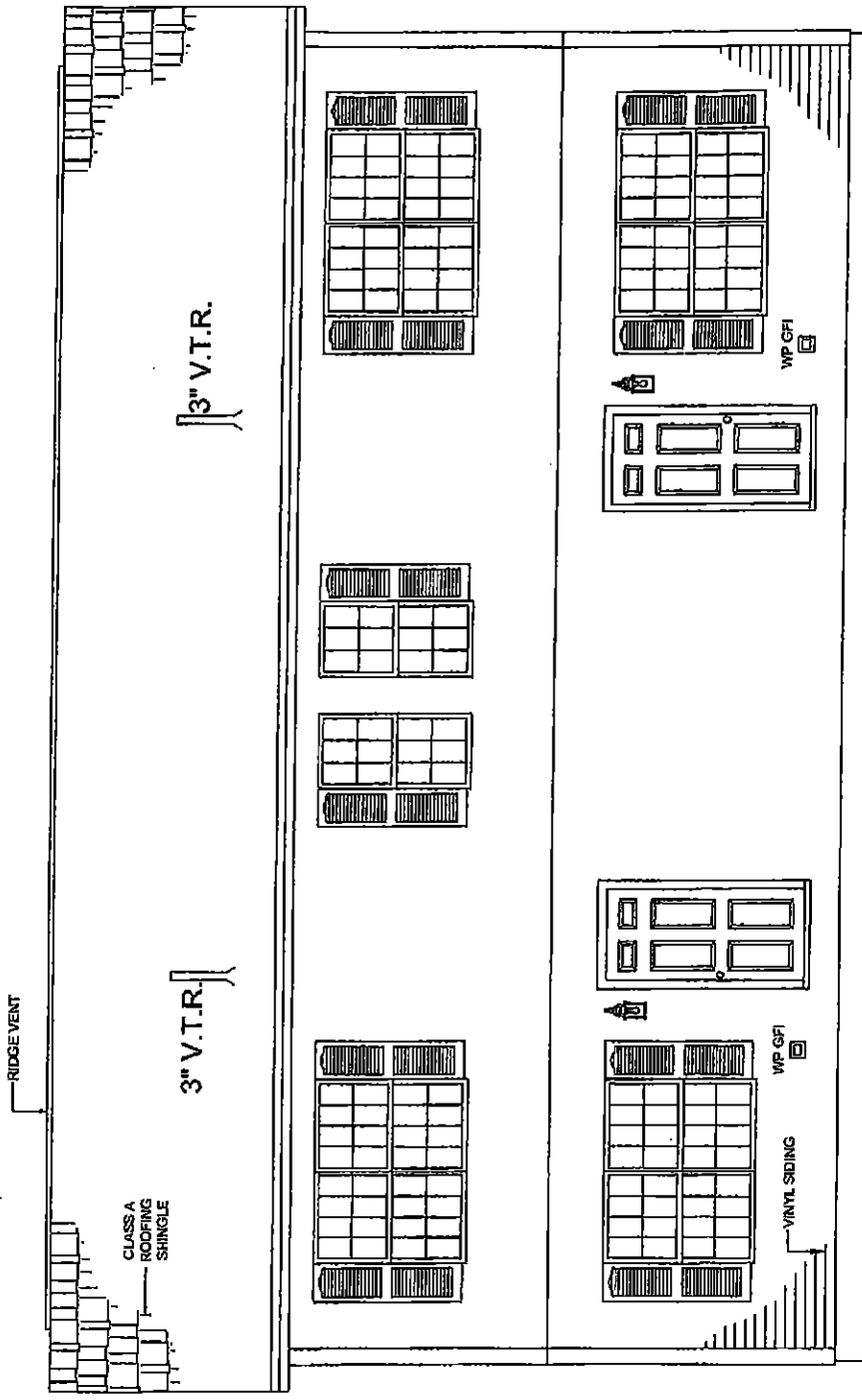
SHEET # P4
SCALE: 1/4" = 1'-0"
DWN BY: RLT
DATE: 09/06/16

REVISIONS



KBS BUILDERS, INC.

300 PARK STREET, SOUTH PARIS, ME 04281
PHONE: 207-739-2400 FAX: 207-739-2223

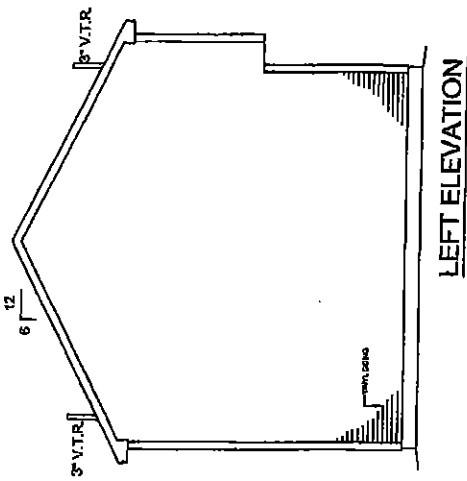


FRONT ELEVATION

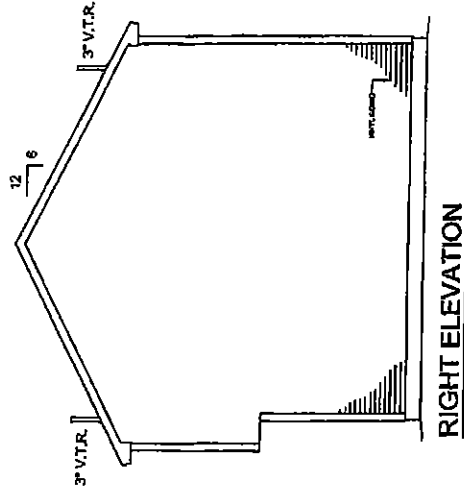
NOTE: ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.

<p>DATE: _____</p>	<p>PROJECT: Waterville</p>	<p>FRONT ELEVATION SHEET # P2 SCALE: 1/4" = 1'-0" DRAWN BY: KBS DATE: _____</p>	<p>REVISIONS</p>	<p>KBS BUILDERS, INC.</p>	<p>KBS BUILDERS, INC. 300 PARK STREET, SOUTHPARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223</p>
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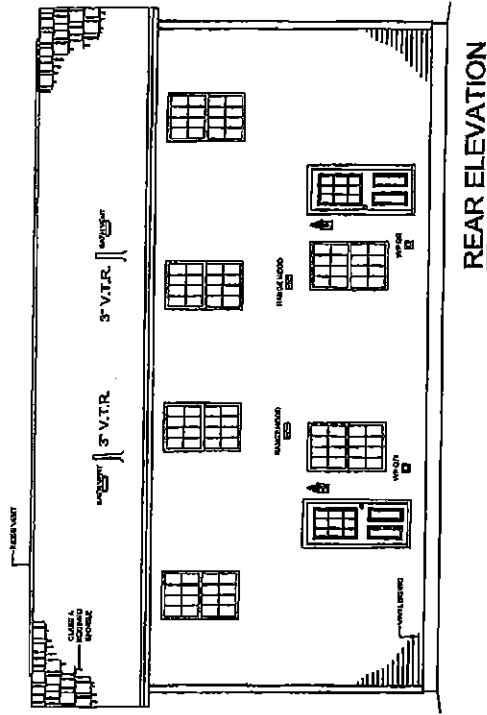
Duplex 3BR



LEFT ELEVATION



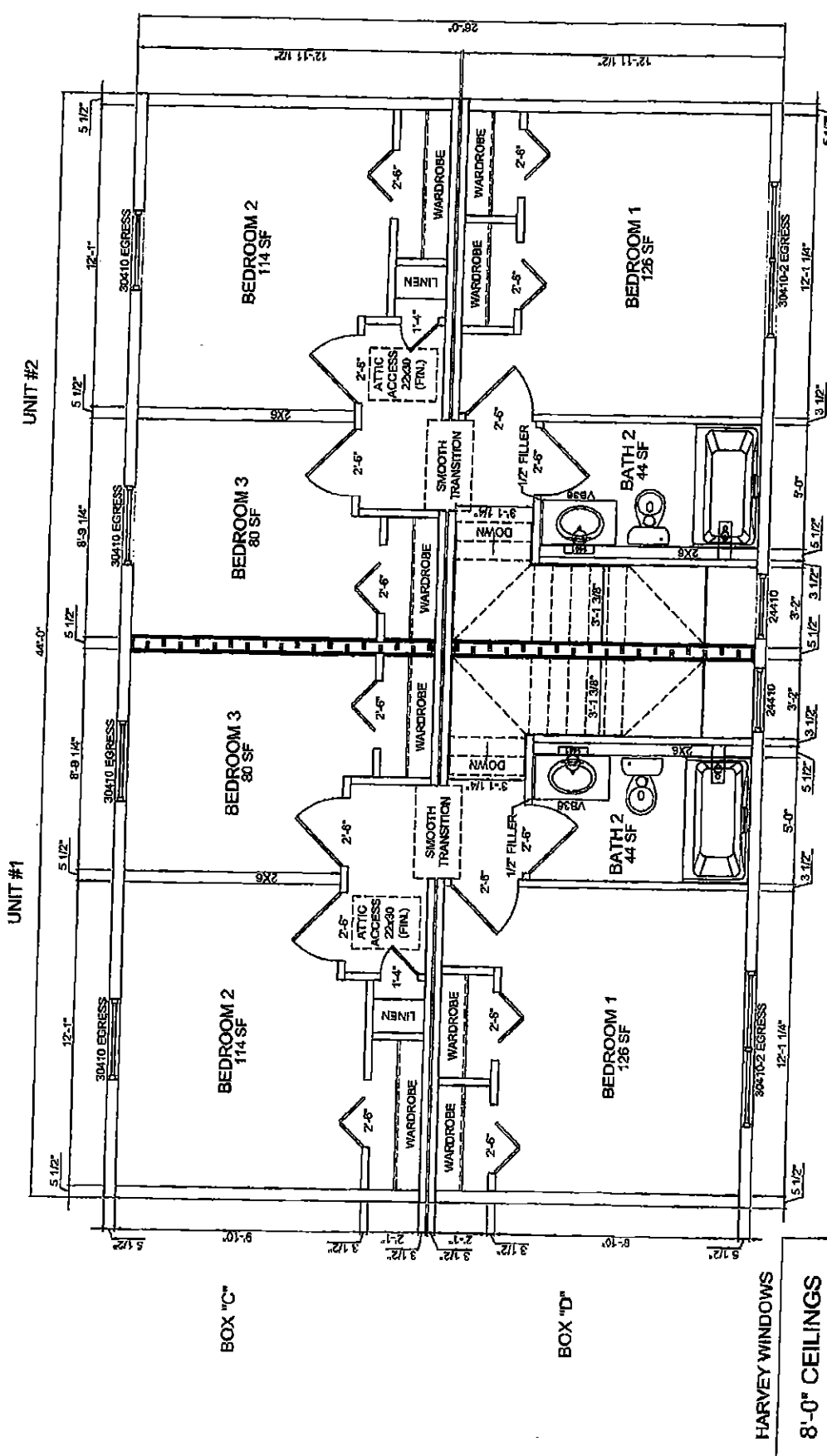
RIGHT ELEVATION



REAR ELEVATION

NOTE: ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.

		<p>PROJECT: Waterville</p> <p>FILE NAME: SERIAL #</p>	<p>EXTERIOR ELEVATIONS</p> <p>SHEET # P2a</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DWN BY: KES</p> <p>DATE:</p>	<p>REVISIONS</p>	<p>KBS BUILDERS, INC.</p>	<p>KBS BUILDERS, INC.</p> <p>300 PARK STREET, SOUTH PARS, ME 04281</p> <p>PHONE: 207-739-2400 FAX: 207-739-2223</p>
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UNIT #1

UNIT #2

BOX "C"

BOX "D"

HARVEY WINDOWS

8'-0" CEILINGS

Waterville

2nd FLOOR PLAN

REVISIONS

KBS BUILDERS, INC.
 300 PARK STREET, SOUTH PARIS, ME 04281
 PHONE 207-739-2400 FAX 207-739-2723



SHEET # P4
 SCALE 1/4" = 1'-0"
 DRAWN BY: KBS
 DATE:

FILE NAME:
 SERIAL #:

EXISTING CONDITIONS REPORT

The property included in this application is shown as Assessors Map G12 Block 29 Lot 02 located off of Ferry Street. The property consists of 10-acres of land and is currently vacant and unused. A portion of the site is forested with the remainder being an abandoned gravel operation. The property is located in the Residential R-1 zoning district and the Water Resource Protection District (WRPD) and currently conforms to the Town of Marshfield Zoning Bylaws.

There are no wetlands on the site.

Public water and natural gas are available at Ferry Street. There is no public sewer available. Adjacent residences have individual on-site septic systems

Based on soils testing March 14, 2007, the soil conditions consist of sands and gravels throughout. Groundwater elevations vary throughout the site and have been measured through the five observation wells around the site with the highest groundwater elevation of being 49.3 NGVD.

Lottery

The lottery agent for Bridal Path Village will be:

Paul Cusson
Delphic Associates
651 Orchard Street Suite 308
New Bedford, MA 02744
(508) 994-4100
Paul@DelphicAssociates.com

Paul has extensive experience with housing lotteries as documented on his website <http://delphicassociates.com> and his resume and references (see attached)

AFFIRMATIVE FAIR HOUSING MARKETING PLAN &

HOUSING LOTTERY EXPERIENCE

DEVELOPMENT NAME	COMMUNITY	NUMBER		TYPE	FUNDING	LOTTERY DATE
		UNITS	NUMBER AFFORDABLE			
MEADOW BROOK ESTATES	ABINGTON	28	7	SINGLE FAMILY	NEF	Aug-06
POST OFFICE CROSSING	ACTON	12	3	SINGLE FAMILY	LIP	(*) Dec 14
COUNTY STREET	ATTLEBORO	4	3	RENTAL APARTMENTS	NSP3	Sept -13
PARK STREET	ATTLEBORO	7	4	RENTAL APARTMENTS	NSP3	Nov - 13
TAFT ESTATES	BELLINGHAM	20	5	SINGLE FAMILY	NEF	(*) Aug 14
JACK HENRY ESTATES	BERKELEY	15	4	SINGLE FAMILY	NEF	Sep-04
PADEFORD ESTATES	BERKELEY	43	11	SINGLE FAMILY	NEF	Sep-04
FIELDSTONE LANDING	BERKELEY	12	3	SINGLE FAMILY	NEF	Sep-04
RIVER BEND	BERKLEY	64	16	DUPLEX CONDO	NEF	TBD
OLD CEDAR VILLAGE	BRIDGEWATER	36	9	TWN HSE CONDO	NEF	Apr-05
THE GROVES	BRIDGEWATER	24	6	TWN HSE CONDO	NEF	Aug-09
SCOTLAND ESTATES	BRIDGEWATER	24	6	SINGLE FAMILY	NEF	(*) Oct 14
STONEGATE LANDING	DIGHTON	38	10	SINGLE FAMILY	NEF	Apr-12
DUXBURY FARMS	DUXBURY	20	5	SINGLE FAMILY	NEF	May-08
MERRY VILLAGE	DUXBURY	20	5	DUPLEX CONDO	NEF	Feb-07
THE WOODLANDS	FRANKLIN	16	4	SINGLE FAMILY	LIP	Oct-07
FRANKLIN HEIGHTS 1	FRANKLIN	126	45	TWN HSE & GARDEN FLAT CONDO	LIP	May-07
FRANKLIN HEIGHTS 11	FRANKLIN	18	4	GARDEN FLATS	LIP	May - 13
FISHER TERRACE	HOLDEN	32	8	TOWN HOUSE CONDO	NEF	May-08

ESPLANADE	HUDSON	140	35	MID RISE CONDO	NEF	Apr-05
KNOTTS CLEARING	HUDSON	32	8	TWN HSE CONDO	NEF	Nov-04
NOBADEER VILLAGE	KINGSTON	32	8	SINGLE FAMILY	NEF	Oct-08
INDIAN POND	KINGSTON	40	10	SINGLE FAMILY & DUPLEX CONDO	NEF	Jan-12
TALL TIMBERS	KINGSTON	3	3	SINGLE FAMILY	INCZ	FCFS
TIFFANY HILL	NORWELL	24	6	DETACHED CONDO	NEF	(*) Dec -14
COBBLERS KNOLL	MENDON	76	19	SINGLE FAMILY	NEF	Dec-06
FOX RUN FARM	MEDWAY	12	4	SINGLE FAMILY	NEF	Sept-13
KEITH PLACE	MIDDLEBOROUGH	16	4	TWN HSE CONDO	NEF	Sept - 10
TUCKERDALE CONDOMINIUMS	MILLIS	4	16	TWN HSE CONDO	NEF	Dec-07
DEXTER VILLAGE	NO. ATTLEBORO	4	16	TWN HSE CONDO	NEF	Jun-05
SUNNY SIDE ESTATES	NORTHBOROUGH	16	4	TWN HSE CONDO	NEF	Jul-03
DUNIA GARDENS	NORTHBOROUGH	28	7	DUPLEX CONDO	NEF	Nov-09
ARROWHEAD VILLAGE	NORTON	32	9	SINGLE FAMILY	NEF	Dec-06
HORTON ESTATES	REHOBOTH	66	17	SINGLE FAMILY CONDO	NEF	Dec-05
POWHATTAN ESTATES	TAUNTON	150	38	SINGLE FAMILY & DETCH CONDO	HSG STARTS	Oct-03
SAMREEN VILLA	UPTON	60	15	TWN HSE CONDO	NEF	Sep-03
RESIDENCE AT MIDDLEWOOD	WENHAM	20	5	DUPLEX CONDO	NEF	Sept-13
BRIGGS LANDING 1	WESTPORT	29	7	SINGLE FAMILY	NEF	Dec-09
BRIGGS LANDING 11	WESTPORT	61	16	SINGLE FAMILY	NEF	(*) July 14
MEADOW BROOK ESTATES	W BRIDGEWATER	40	10	TWN HSE CONDO	NEF	Apr-05
VILLAGE AT RIVER BEND	W. BRIDGEWATER	32	8	TWN HSE CONDO	NEF	Oct-05
THE TURN AT RIVER BEND	W. BRIDGEWATER	48	11	RENTAL	LIP	(*) Dec 14
AFRA TERRACE	WEST BOYLSTON	52	13	TWN HSE CONDO	NEF	May-08

NEF NEW ENGLAND FUND

LIP LOCAL INITIATIVE PROGRAM

NPS3 NEIGHBORHOOD STABILIZATION PROGRAM

(*) Proposed Schedule

G-12-27-01

138010
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
03 NOV 2005 11:40AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 31665 Pg 346-347

DEED

Joan Rugani, Trustee of the Rugani Family Trust w/d/t dated April 22, 1989 and recorded with the Plymouth County Registry of Deeds, Book 9122, Page 209.

For consideration paid and in full consideration of One Hundred Seventy Five Thousand and 00/100 (\$175,000.00) Dollars

grant to Peter Armstrong, individually, of 44 Allerton Road, Marshfield, Plymouth County, Massachusetts 02050

With QUITCLAIM COVENANTS:

A certain parcel of land containing ten (10) acres and shown on a plan entitled "PLAN SHOWING TOWN OF MARSHFIELD GRAVEL PIT & AREAS CONVEYED TO MARSHFIELD SAND & GRAVEL COMPANY & GINO RUGANI. Scale 1"= 100', April 26, 1954, Stenbeck & Taylor, Surveyors, Marshfield, Massachusetts" and being designated on said plan as "TOWN OF MARSHFIELD TO GINO RUGANI 10 ACRES", said plan recorded with Plymouth Deeds, Plan Book 10, Page 1007, and said parcel being bounded and described, according to said plan, as follows:

Beginning at a cement bound two hundred seventy (270) feet south-westerly from Grove Street in said Marshfield; thence running
S 10° 30' E, four hundred thirty-five and 60/100 (435.60) feet to a cement bound;
thence turning and running
S 79° 30' W, one thousand (1,000) feet to a point; thence turning and running
N 10° 30' W, four hundred thirty-five and 60/100 (435.60) feet to a point; and
thence turning and running
N 79° 30' E, one thousand (1,000) feet to said cement bound at point of beginning.

Together with an Easement over a 40-foot right of way from Ferry Street in said Marshfield, the same to be used for access and egress to the land conveyed hereunder. Said right of way extends from the northwesterly corner of the conveyed premises N 11° 04' 45" W to said Ferry Street.

For Grantor's title, see deed recorded with the Plymouth County Registry of Deeds, Book 9122, Page 217.

LOCUS: 10 Acres off Ferry Street, Marshfield, MA

page 13 of 1

The undersigned, being the sole Trustee of The Rugani Family Trust w/d/t April 22, 1989 and recorded with the Plymouth County Registry of Deeds, Book 9122, Page 209, hereby certifies that said Trust remains in full force and effect and that said Trustee has received the consent of those holding 100% of the beneficial interest in said Trust to convey property of the Trust identified as 10 acres off Ferry Street, Marshfield, MA to Peter Armstrong in consideration of the payment of \$175,000.00. The Trustee further certifies that she is authorized to execute all documents and instruments necessary to convey the subject property and that no beneficiary of the Trust is a corporation, a minor or incompetent.

Witness my hand and seal this 3rd day of November, 2005.

CASH \$798.00

FEE \$798.00

12/03/05 11:40:18
000000 #0320

PLYMOUTH
DEEDS REGRIS
PLYMOUTH

CANCELLED

Rugani Family Trust

Joan Rugani TRUSTEE
Joan Rugani, Trustee

COMMONWEALTH OF MASSACHUSETTS

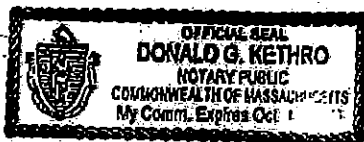
Plymouth, SS

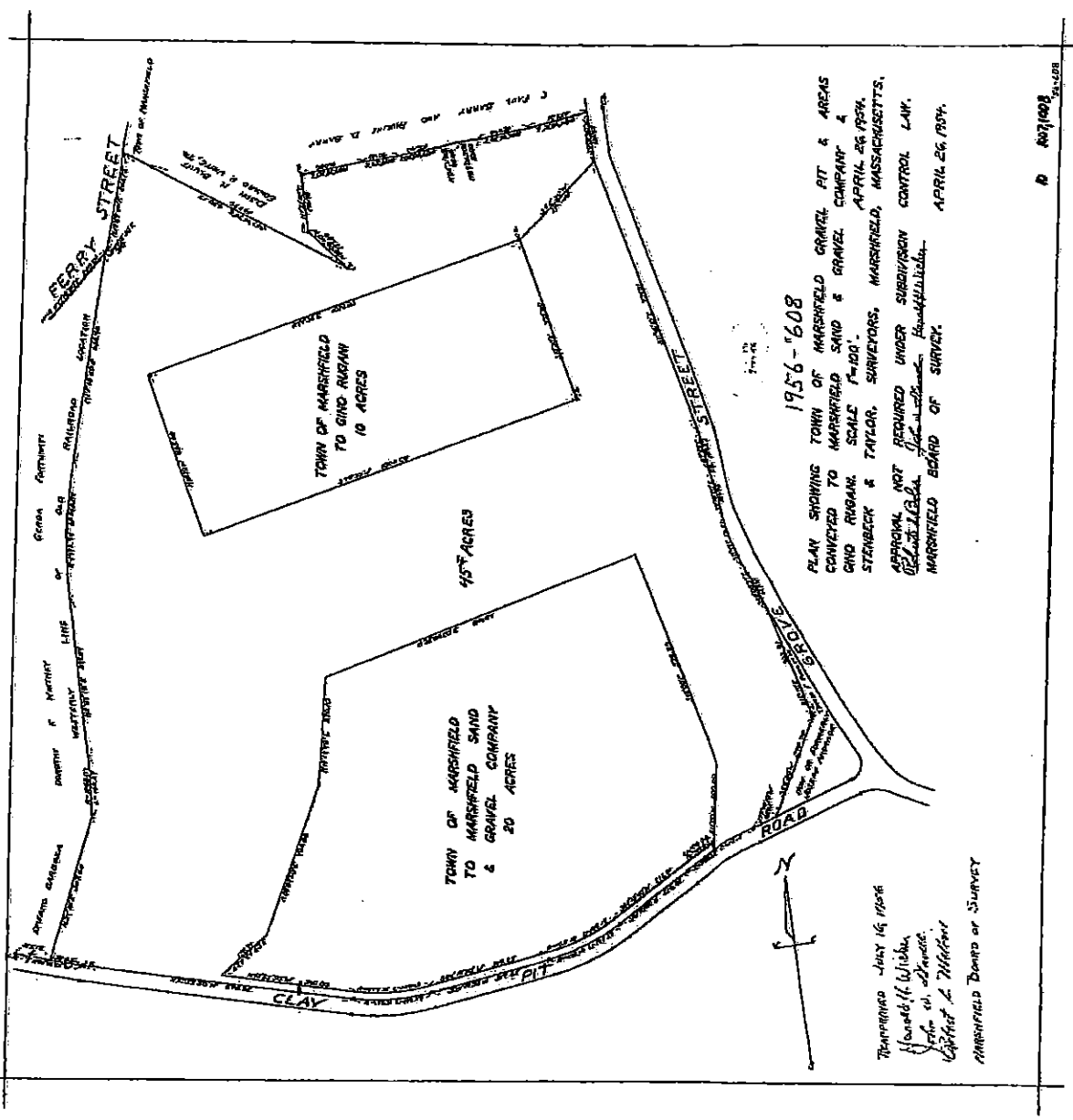
11/3, 2005

On this 3rd day of November, 2005, before me, the undersigned notary public, personally appeared Joan Rugani, Trustee of Rugani Family Trust proved to me through satisfactory evidence of identification, which was a MA driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

William Kethro
Notary Public

My Commission Expires: 10/13/07





PLAN SHOWING TOWN OF MARSHFIELD GRAVEL PIT & AREAS
 CONVEYED TO MARSHFIELD SAND & GRAVEL COMPANY &
 GINO RUBAN. SCALE 1"=100'. APRIL 26, 1954.
 STENBECK & TAYLOR, SURVEYORS, MARSHFIELD, MASSACHUSETTS.

RECORDED JULY 16, 1956
 Howard H. Wilson
 John W. Wilson
 Robert L. Wilson
 MARSHFIELD BOARD OF SURVEY



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

Tel: 617.854.1000 | Fax: 617.854.1091
Vp: 866.758.1435 | www.masshousing.com

May 19, 2016

Matlin, LLC
P.O. Box 107
Marshfield, MA 02050
Attention: Peter Armstrong

**RE: Bridle Path Village, Marshfield, MA
Project Eligibility/Site Approval
MassHousing ID # 870**

Dear Mr. Armstrong:

This letter is in response to your application as "Applicant" for a determination of Project Eligibility (Site Approval) pursuant to Massachusetts General Laws Chapter 40B ("Chapter 40B"), 760 CMR 56.00 (the "Regulations") and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development ("DHCD") (the "Guidelines" and, collectively with Chapter 40B and the Regulations, the "Comprehensive Permit Rules"), under the New England Fund ("NEF") Program ("the Program") of the Federal Home Loan Bank of Boston ("FHLBB").

Matlin, LLC has submitted an application to MassHousing pursuant to Chapter 40B. The Project consists of 40 units of rental housing in 19 duplex style buildings and 2 single-family homes on 5.9 acres of land located on Ferry Street in Marshfield ("the Municipality").

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility ("Site Approval") by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, "Housing Programs In Which Funding Is Provided By Other Than A State Agency."

MassHousing performed an on-site inspection of the Site, which local boards and officials attended, and have reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Review and Comments

Pursuant to the Regulations, the Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Marshfield Board of Selectmen submitted a letter on February 8, 2016 summarizing comments from municipal officials, staff and members of the public. The following concerns were identified in their comments:

- The Municipality is concerned with potential impacts to groundwater quality in the vicinity of the Site, specifically impacts to the Town's Water Resource Protection Overlay District.
- The Municipality expressed concern that the proposed site plan indicates only one potential point of access and egress.
- The Municipality expressed concern that the Applicant will remove approximately 400,000 cubic yards of gravel and that such extensive removal will have impacts on adjacent roads and natural resources.
- The Municipality expressed concern that any modification to the existing drainage conditions would increase the rate and/or volume of storm-water flow from the property off site and would reduce storage of existing drainage.
- The Municipality is concerned that the proposed 40 homes resulting from this development would significantly increase the number of homes served by the existing road network creating a public safety hazard.
- The Municipality is concerned with the lack of recreation space for residents of the proposed development.

MassHousing Determination and Recommendations

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Developer may apply to the Zoning Board of Appeals of the Municipality for a comprehensive permit. At that time local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing's site and design review, and in light of feedback received from the Municipality and members of the community, the following issues should be addressed in your application to the Marshfield Zoning Board of Appeals, and you should be prepared to explore them more fully during the public hearing process:

- Development of this site will require resolution of all environmental conditions per laws, regulations and standards applicable to existing conditions and to the proposed use, including but not limited to compliance with all applicable regulatory restrictions relating to floodplain management, the protection of wetlands (WPA), wildlife habitats/conservation areas as well state environmental protection requirements relating to the protection of the public water supply, storm water runoff, wastewater treatment, and hazardous waste safety. The Applicant should provide evidence of such compliance

prior to the issuance of a building permit for the project.

- The Applicant should provide a detailed traffic study assessing potential impacts of the Project on area roadways, including traffic volumes, crash rates, and the safety and level of service (LOS) of area intersections, and identifying all appropriate traffic mitigation.
- The Applicant must comply with Title V regulations regarding the design and construction of individual septic systems. The Applicant should provide evidence of such compliance prior to the issuance of a building permit for the project.
- The Applicant should be prepared to respond to Municipal concerns relative to the safety and configuration of the proposed internal roadway and pedestrian circulation plan, including the consideration of additional means of access and egress.
- The Applicant should consider revising the proposed Site plan to include useable open space amenities and designated play areas for children.
- Due to your lack of significant prior 40B residential development experience and to ensure your capacity to complete a development of this size and complexity, MassHousing would suggest that you hire an experienced 40B consultant as a member of your development team to assist you throughout the process.

MassHousing has also reviewed the application for compliance with the requirements of 760 CMR 56.04 (2) relative to Application requirements, and has determined that the material provided by the Applicant in the application is sufficient to show compliance.

This Site Approval is expressly limited to the development of no more than 40 rental units under the terms of the Program, of which not less than 25% shall be restricted as affordable for low income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of NEF financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units, a reduction in the size of the Site, a change in tenure type or a substantial change to the overall Site Plan, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing of the following: (1) the Applicant applies to the local ZBA for a Comprehensive Permit, (2) the ZBA issues a decision and (3) any appeals are filed.

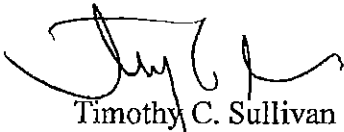
Bridle Path Village, Marshfield
MassHousing # 870
Project Eligibility Letter

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Michael J. Busby at (617) 854-1219.

Sincerely,



Timothy C. Sullivan
Executive Director

cc: Chrystal Kornegay, Undersecretary, DHCD
Matthew J. McDonough, Chairman, Marshfield Board of Selectmen
Rocco Longo, Marshfield Town Administrator
Joseph E. Kelleher, Chairman, Marshfield Zoning Board of Appeals

Attachment 1

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Bridle Path Village, Marshfield, MA MH ID No. 870

MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income (AMI), adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Marshfield is \$73,050.

According to a review by MassHousing's Appraisal and Marketing Division (A&M), the Applicant's proposed 80% of AMI rents for Plymouth County, fall within the range of adjusted comparable market rents reviewed. The estimated utility allowances are acceptable and subject to further review by MassHousing at Final Approval.

No. of Bedrooms	Affordable Rent	Proposed Utility Allowances	Gross Tenant Costs
One	\$1,036	\$140	\$1176
Two	\$1,246	\$165	\$1411
Three	\$1,429	\$202	\$1631

A letter of interest to provide financing under the NEF Program was submitted by South Shore Bank, a member bank of the Federal Home Loan Bank of Boston.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development, and that such use would be compatible with surrounding uses, and would directly address the local need for affordable housing. The Site is zoned for Residential Rural Development, suggesting that it is appropriate for residential use.

According to DHCD's Chapter 40B Subsidized Housing Inventory, updated through February 2, 2016, Marshfield has 9,852 year round housing units, 560 (5.68%) of which are units included in the Subsidized Housing Inventory. Marshfield does have an approved Housing Production Plan on file at DHCD. An additional 425 units in total would be required for the Town to achieve the 10% statutory minima threshold of 985.

The need for additional affordable housing in the town of Marshfield is further supported by U.S. Census data from the 2010-2014 American Community Survey (ACS), which indicates that approximately 24.5% earned less than the HUD published AMI (\$98,500), approximately 37% earn less than 50% of the 2015 AMI, and approximately 43% earned less than 60% of the 2015 AMI.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In summary, based on the evaluation of the site plan, architectural drawings and the site visit with the community, MassHousing finds that the proposed conceptual project design is generally appropriate for the Site. The following plan review findings are made in response to the conceptual plan submitted to MassHousing:

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details)

The Bridle Path development will consist of 19 duplex style homes and 2 single family homes on a 5.91 acre parcel. The apartments will be configured in 21 buildings. The design elements of the residential structures will include architectural shingles and traditional siding details. The Applicant proposes a higher density than surrounding single-family house lots and introduces a slightly different building type to the area, but these differences are compatible with adjacent uses in scale, massing and design.

Relationship to adjacent streets/Integration into existing development patterns

The relationship of the proposed Site access and egress to Ferry Street does not present any discernable public safety impacts. There appears to be adequate lines of sight for vehicles entering and exiting the proposed Site. The proposed residential development presents an improved connection to nearby roadways over the existing use. The Applicant has the ability to obtain access to and from the proposed development from adjacent properties and the existing road network. The proposed development is located to the north of Marshfield's central business district, in a residential area comprised primarily of large, single family homes. Nearby uses also include limited industrial facilities and a large solar farm which is built over a capped former town landfill.

Density

The Developer intends to build 40 rental units on a 5.9 +/- acre lot, all of which is buildable. The Project has a gross density of 6.77 units per buildable acre, which is acceptable given the proposed housing type.

Conceptual Site Plan

The Site is long and linear and is laid out to take advantage of the natural setback from Ferry Street and the placement of the buildings will serve to limit the visual impact from Ferry Street. Access through the site is achieved by a central drive with lanes of both single and double loaded parking, terminating in a cul-de-sac at the rear of the property. The buildings are proposed to be clustered in 9 areas connected by walkways to driveways and central parking. In addition, the Applicant reached a separate agreement with the town of Marshfield to set aside 9.2 acres of the 15.1 acre parcel for required drainage and conservation restrictions leaving 5.9 buildable acres available for development. The site plan accommodates the requirements of the National Heritage & Endangered Species program as demonstrated by the issuance of their draft permit.

Environmental Resources

The Site is considered by the National Heritage & Endangered Species program (NHESP) as Priority Habitat of Rare Species (Turtles) and Estimated Habitats of Rare Species. In addition, the Site is located within the Town's Water Resource Protection Overlay District. The Applicant's development proposal is able to address the environmental issues connected with the Site as evidenced by NHESP draft permit.

Topography

The topography of the Site varies significantly. The existing condition of the vast majority of the Site is comprised of a sand and gravel pit that has multiple deep pits and noticeable changes in elevation. The proposed plan requires a considerable amount of grading to prepare the site for development. This may involve the removal of gravel material from the Site. A supplemental memorandum describing the proposed earth work was submitted by the Applicant and reviewed by MassHousing staff.

Proposed Use

Based on MassHousing staff's site inspection, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Applicant proposes the construction of 40 apartments to be financed under the NEF Program. There will be 30 market-rate units with proposed average rent levels of \$1,295 for the one-bedroom units, \$1,550 for the two-bedroom units and \$1,700 for the three-bedroom units. A&M reviewed comparable rental developments in the area and has noted that proposed market rents fall within (though at the upper end of) the adjusted range of comparable rents for one, two and three-bedroom units.

(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

MassHousing has commissioned an as "As-Is" appraisal which indicates a land valuation of \$450,000. Based on a proposed investment of \$3,449,404 in private equity the pro forma appears to be financially feasible and within the limitations on profits and distributions.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

The Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the Site by virtue of a Deed dated November 3, 2005.

WAIVERS

Zoning Bylaws

Article 5

Applicant seeks waiver to allow use of one family, two family, and multi-family, dwellings and allow one family, two family, and multi-family, dwellings to be constructed on lot with frontage equal to 0, zero feet.

Article 6

Applicant seeks waiver to allow one family, two family, and multi-family, dwellings to be constructed on a lot with frontage equal to 0, zero feet.

Article 9 Nonconforming Uses, Structures, and Lots

Applicant seeks a waiver from this Article to allow the one family, two family, and multi-family, dwelling apartment use

Article 10 Administration and Enforcement

Applicant seeks a waiver from this Article to allow prior use

Article 11 Special Permit Conditions

Applicant seeks a waiver from this Article to allow removal of gravel

Article 12 Special Regulations --

Applicant seeks a waiver from this Article to allow removal of gravel

General Bylaws

Article 20 Earth Removal

Applicant seeks a waiver from this Article to allow removal of gravel